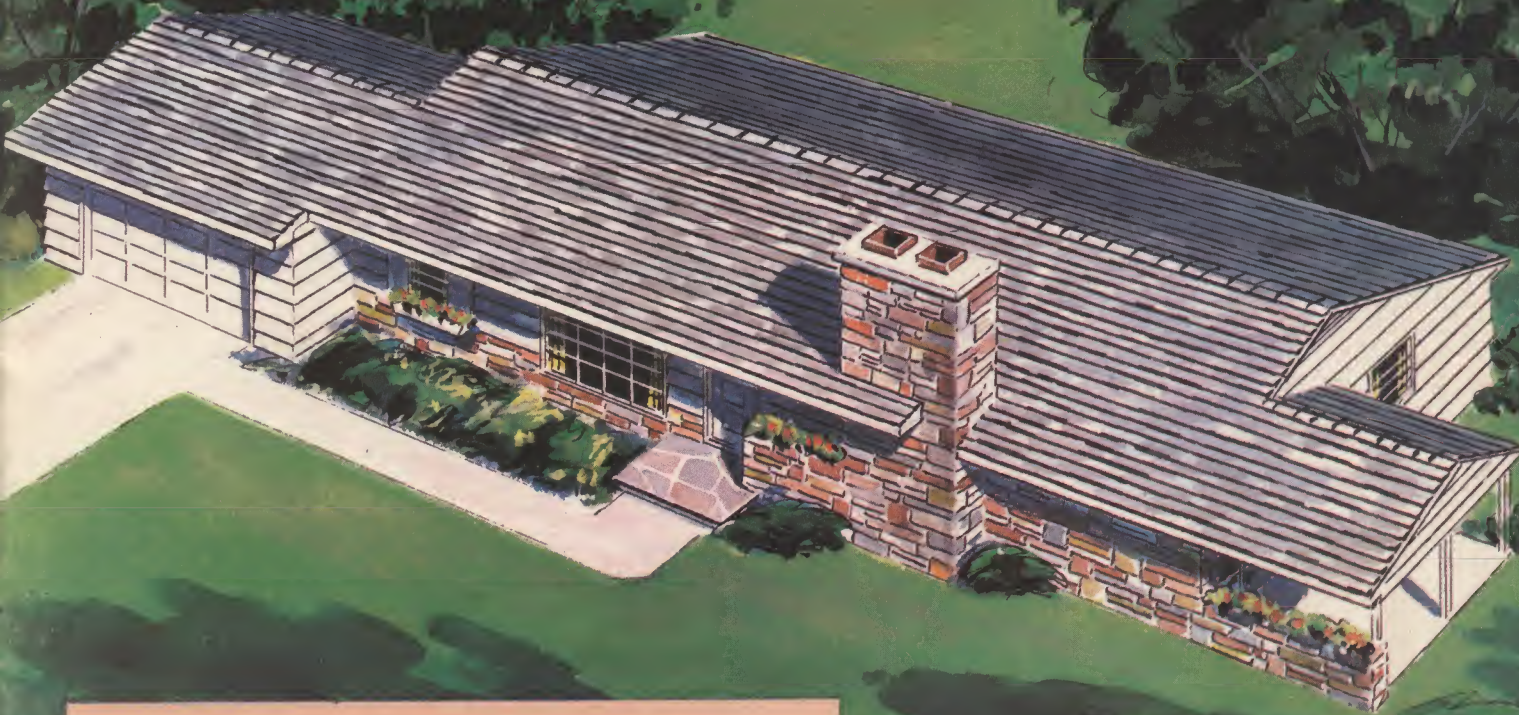


House
Plans

FOREMOST

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HOME PLANS



A three-bedroom ranch house, the envy of any neighborhood. See the floor plan on page 38.

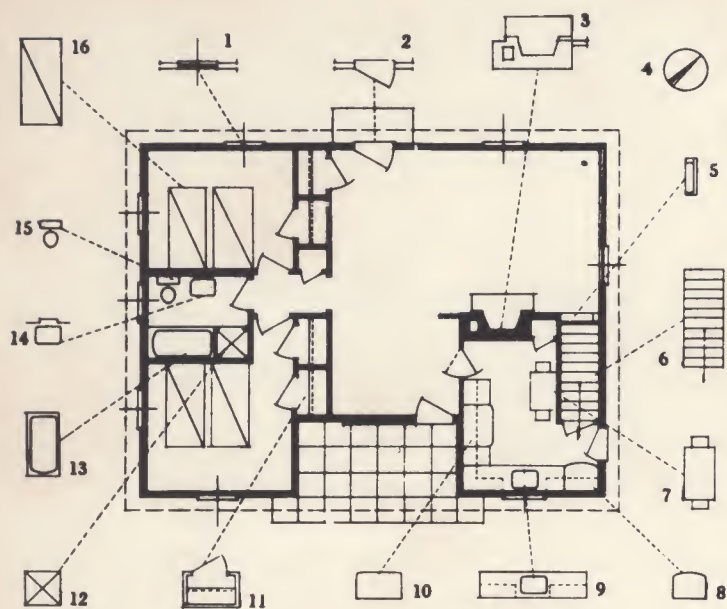


Some of the loveliest homes in today's popular styles—all construction tested

RANCH HOMES SPLIT-LEVEL PLANS
EXPANSION DESIGNS COLONIALS

All working-drawing blueprints available

Key to the plans in this book



- 1 Window
- 2 Door and Swing
- 3 Fireplace, Hearth, Flue
- 4 Northpoint for Orientation

- 5 Built-in Book Cases
- 6 Stairs with Direction Arrow
- 7 Kitchen Dining Table, Chairs
- 8 Refrigerator
- 9 Sink and Cabinets
- 10 Kitchen Range
- 11 Closet, Shelf and Pole
- 12 Built-in Shower

- 13 Bathtub
- 14 Lavatory and Medicine Cabinet
- 15 Water Closet
- 16 Bed

Abbreviations used

C, CLOS, CL	Closets
LIN	Linen Closet
B	Bathroom
L or LAV	Lavatory
DN	Downstairs
REF	Refrigerator
STOR	Storage Space
BR	Broom Closet
DRS	Built-in Drawers
SH	Shower
S	Sink
WD	Wood Closet
DR RM	Dressing Room
P	Porch
H	Hall
BKS	Book Shelves
V	Vestibule
R, RAN	Kitchen Range; Stove
PD	Powder Room
SVC	Service Entrance
WM	Washing Machine
HW	Hot Water Storage
HT	Heater
CH	China Closets
DT	Dressing Table

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FOREMOST HOME PLANS

For the Country Club Set, *Cover Feature* see pages 38-39

The houses are, in general, arranged by size according to square foot area. This does not include optional areas such as porches, garages, or terrace, but only living space. See pages 24-25 for suggestions in choosing and personalizing your plan.

Ranch Homes

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Split-Level Homes

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Expansion Homes

See pages 6, 12, 16, 21, 37, 40, 42, 44, *back cover*.

Two-Story Homes

See pages 6, 8, 19.

Two-Bedroom Homes

See pages 3, 6, 10, 12, 16, 30, 40, *back cover*.

Three-Bedroom Homes

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Four- (and more) Bedroom Homes

See pages 6, 12, 15, 16, 21, 34, 37, 40, 42, 43, 44, 46, *back cover*.

Homes with Recreation Room, Den or Study

See pages 5, 6, 12, 15, 16, 18, 20, 21, 22, 26, 28, 32, 34, 42, 43, 44, 46, *back cover*.

Homes with Garages

See pages 2, 4, 5, 6, 8, 9, 10, 11, 12, 14, 15, 16, 18, 19, 20, 21, 22, 26, 28, 30, 31, 32, 33, 34, 36, 37, 38, 40, 42, 43, 44, 46, *back cover*.

To order the Blueprints of Your Choice page 47

To order other Archway Home-Plan Books *inside back cover*

NUMBER TWO

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A KNOW-HOW BOOK

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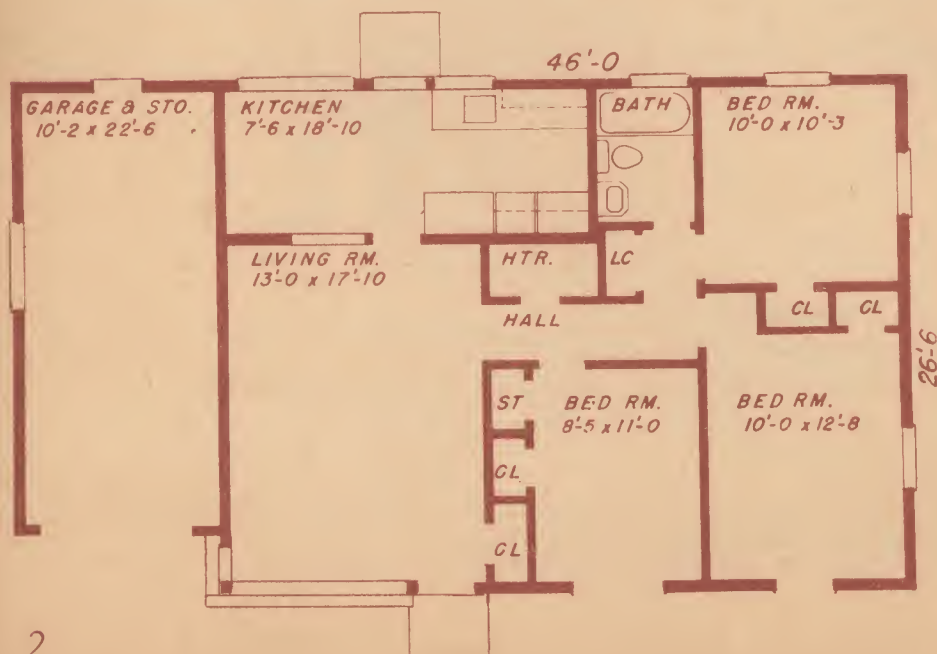
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King-Sized Kitchen

PLAN NO. L-5211

That's no mistake, there's almost 19' of kitchen-dining area, with a picture window wall running almost the full length. A door out to the back makes easy access to the summer barbecue on your terrace. In addition there's a pass-through to the living room corner where company meals are served, in this charming traditional room, highlighted by another picture window overlooking the front garden. This house has an economical heater room, too,

thus dispensing with the need for a full basement. A short hall leads to the three bedrooms, each bright and airy, and well supplied with closets. A smart sofa bed could turn the small bedroom into a guest-room or study. As the children grow up it can be their own TV-den. The attached garage makes the house seem larger than it is, and its recessed roof line adds interest to the exterior. Another plus feature—extra storage space at the back here.



Overall Dimensions: 46' x 26'6".

Square Feet: 940.

Architect: Herbert C. Struppmann.

Tropical Luxury on Modest Means

PLAN NO. L-5201

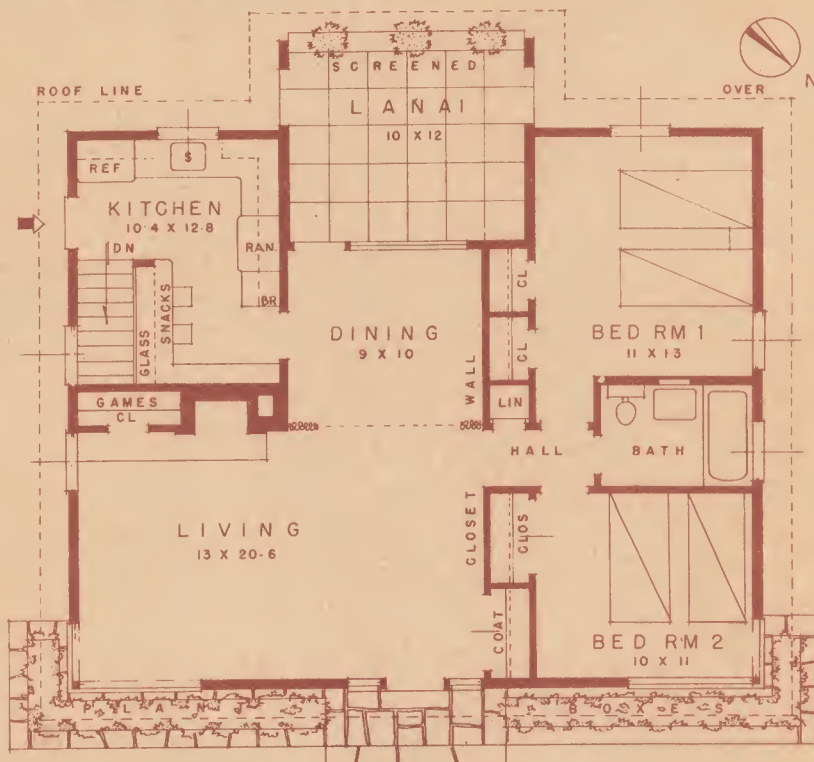
A paved tile porch, the "lanai" of Hawaii, with a view to the rear, is the focal point of this inexpensive U-shaped house, designed for a semi-tropical setting. And what a delightful home this will be in any area. Best of all, this simple home has features usually found in much more expensive and elaborate houses. For instance, the closet wall separating the bedrooms from the living and dining room contains five closets, typical of modern architec-

tural trends. Every major room enjoys two exposures, and the kitchen is a delight of work-saving planning. The low, hip roof extends over the entire house, protecting the central lanai from the heat of the midday sun. With its two bedrooms, this economical cottage would be an ideal home for a young Californian couple, but East or West, you will make a happy home here, for comfort and sensible luxury living.

Overall Dimensions: 35' x 34'.

Square Feet: 950.

Architect: John S. Burrows, Jr.



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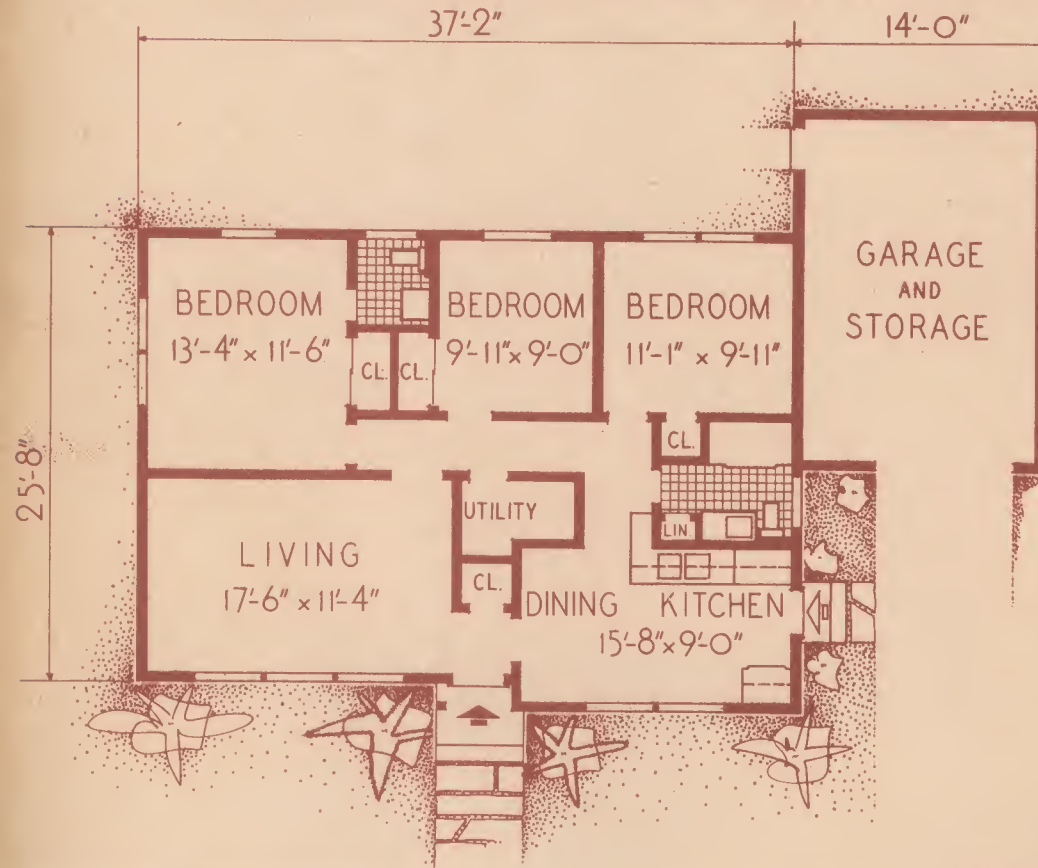


For Now and Forever

PLAN NO. L-3347

Sweet, simple lines keynote the design of this charming ranch style house. Note how effectively fieldstone and vertical siding are set off by a colorful planting box at the kitchen windows for exterior interest. Inside, a vestibule leads into the spacious living room, where a wonderful picture window is featured and perfect wall space eliminates decorating problems right from the start. The master bedroom, with two exposures, has its private lavatory, a luxury extra in a house of this size. Growing

youngsters will love the privacy offered by the two remaining bedrooms, both conveniently off the tiled bathroom with its built-in linen closet. The kitchen can be shielded from the dining area with a Venetian blind, so that you may enjoy formal or informal dining. A compact utility core accents the all-on-one-floor comfort of this house, and note the wide garage, for extra storage and work bench space for Dad. Now and forever, here is a lovable, livable home for you.



Overall Dimensions: 37'2" x 25'8".

Square Feet: 990.

Architect: Alwin Cassens, Jr.

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Specialized Ranch-Split Level

PLAN NO. L-1699

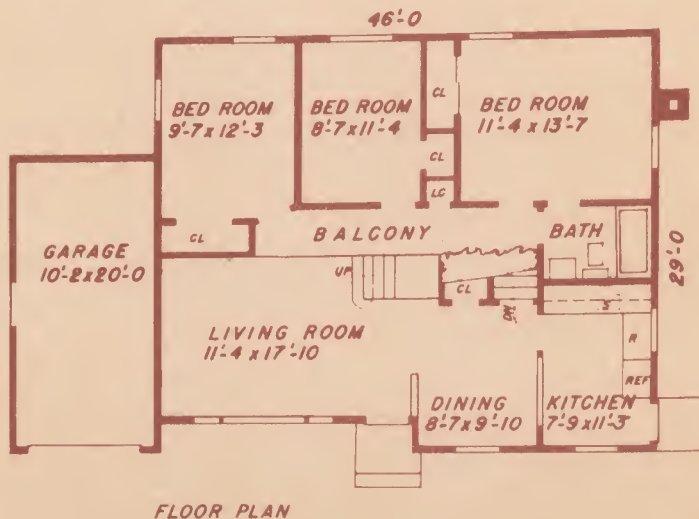
No one will guess that the trim, low ranch facade of this home has within its walls a most interesting split level plan. The magic is accomplished by having a graceful stairway from the living room go on up to the wide open balcony from which you can reach the three comfortable bedrooms that will sleep your family as privately as though they were on a real, full flight up, second floor. Here, only a half flight of stairs is needed to separate sleeping and living zones. As a bonus, the living room ceiling rises to the balcony end from the clear picture window at the front, for a feeling of extra spaciousness and brightness. A wide planter box at one end adds a

decorator detail to glimpse from the living room. To the right of the entry is the dining room, with a glass or structural plastic partition to shield the room from the front door. Between kitchen and dining room there is a partition with a pass-through opening for easy serving and clearing. Steps down to the basement level are reached from the dining room, too, and once down there you will find that there's a laundry room with lavatory and a heater room, while all the rest of the area under the bedrooms is given over to a playroom, just about 26' wide with a huge picture window and a door out to the back where a terrace will be planned.

Overall Dimensions: 46' x 29' including garage.

Square Feet: 945, (living levels).

Architect: Herbert C. Struppmann.





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Wonderful Windowed Expansion Plan

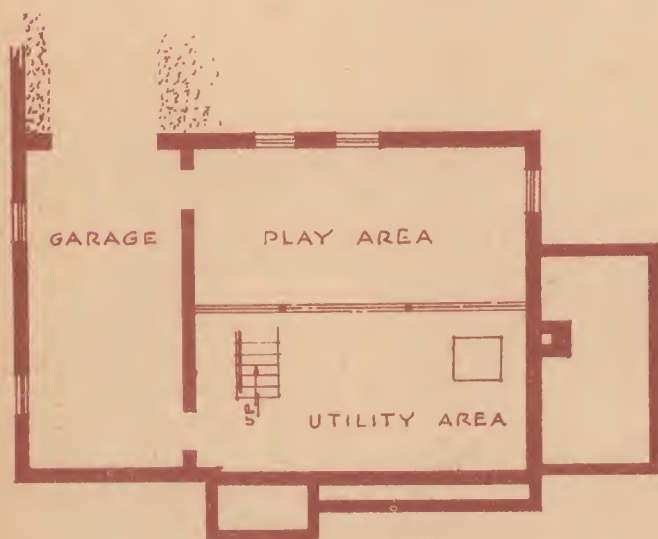
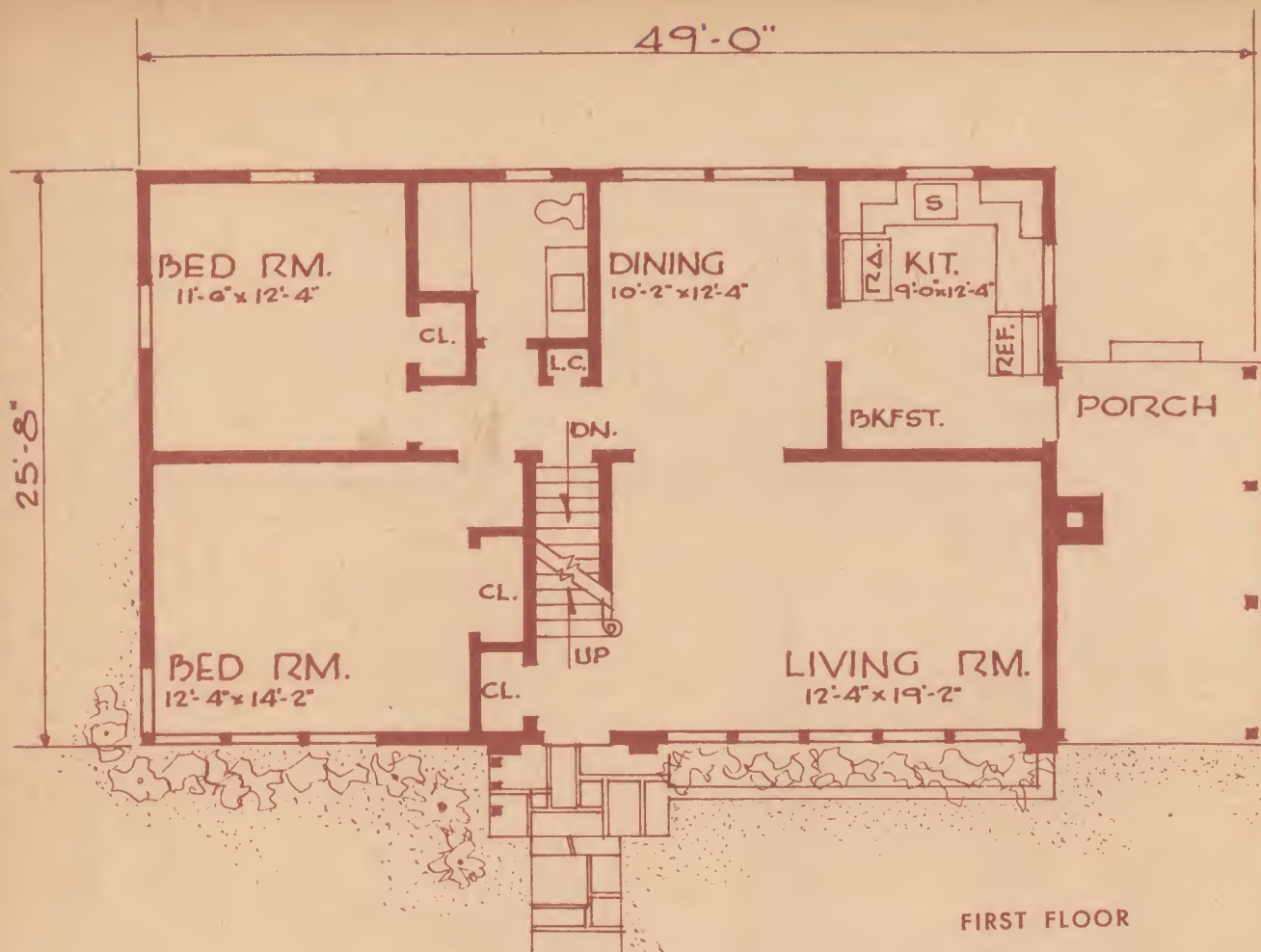
PLAN NO. L-1624

Looking for an expansion house that will be the conversation piece of any neighborhood? Here it is—a stunning home designed to expand gracefully right now or any time in the future as your family grows. You'll love the look of the house in siding, cedar and stone veneer, with a dramatic flush door set off by reeded trim. The full wall of windows of the living room are unusual and eye-catching. As you walk in you'll find a convenient foyer with coat closet and the stair to the upper floor. To your right the living room is well-proportioned and its window wall is equally dramatic within. Through an arch at the back, there is the family dining room with

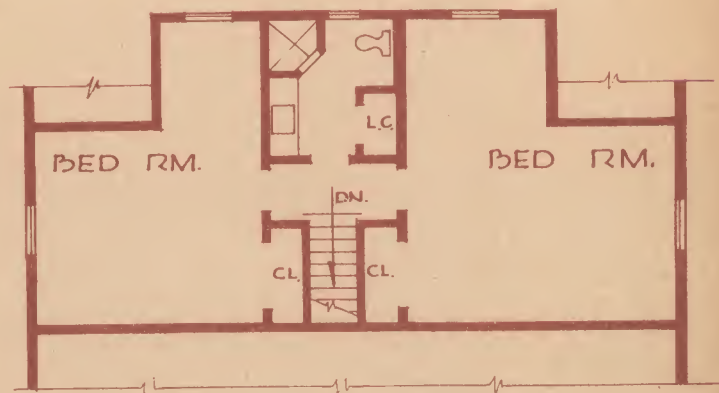
sliding picture windows of its own, so that the effect of light, air and openness for the entertaining areas is carried from one room to the other. The kitchen considers step-saving in the arrangement of the work areas, and one corner is intended for a breakfast built-in. Notice that you have cross ventilation in this important room, a feature that is rare in even a large house. A door opens out to the covered porch and all the family will enjoy the comfort and privacy of this outdoor entertaining area. For sleeping comfort, each of the two bedrooms on the first floor has two exposures, and the rooms will accommodate a family of four easily. The bathroom adds a guest vanitory just inside the door. There'll be two more super bedrooms on the expansion floor, plus a second bath. Garage plan is under at the back of the house, or a detached garage can be put on your lot. This is true planning for wonderful home life, right now and forever.



A garage under at the back is the surprise feature of this expansion home, and the recreation room adjacent overlooks the back garden.



BASEMENT AND GARAGE
(Reduced Scale)



SECOND FLOOR
(Reduced Scale)

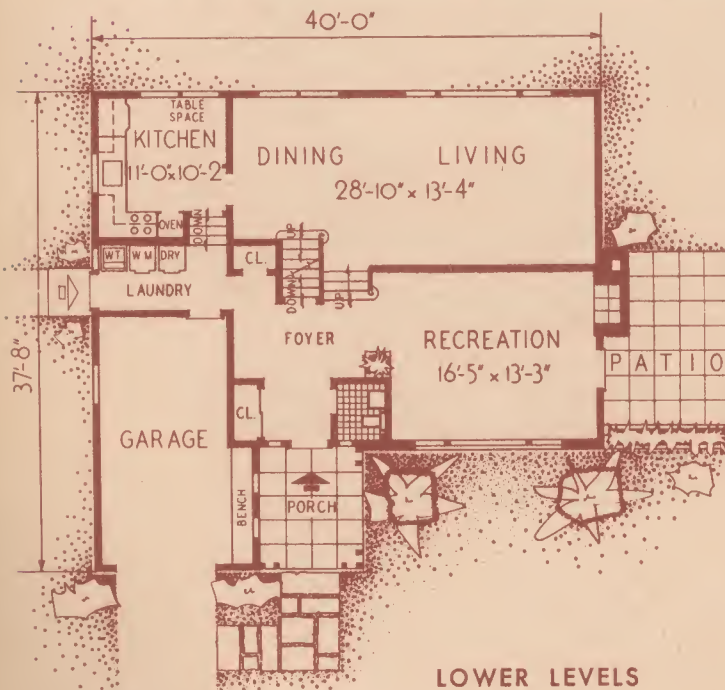
Overall Dimensions: 40' x 25'8", excluding porch.
 Square Feet: 1,000 (1st floor).
 Architect: Fenick A. Vogel.

Colonial Distinction – Split-Level Plan

PLAN NO. L-3389

For those who love the handsome, two-story facade that is identified with the Colonial tradition and want split-level functionality, this stunning home is sure to offer a real find. As you step into the foyer you are in a position to reach all areas with ease. To the right on this level is the recreation room, with its bright picture window that you see at the front. There is a lovely off-center fireplace, and a patio to the side screened by a brick wall and planting. A guest lavatory is a welcome extra in the foyer. The convenience of a full laundry area plus a service door and easy access to the basement level (you can go right down from the foyer, too) cannot be overestimated. A few steps up from the laundry is the kitchen, with double

windows at the breakfast nook corner, and cross ventilation with the wide window over the work counter. The wall oven and counter top range are starred. A swinging door leads into the dining zone of the living level, reached too by a graceful short stairway from the foyer. The story-and-a-half expanse of almost 29' accommodates your most important parties. Great, clear picture windows enhance both areas. To reach the bedroom level, it's just a half flight up from the dining room to a charming balcony that protects the privacy of the three bedrooms. Here you have family chambers that are airy and comfortable, a full tiled bathroom with a super vanity and alcove tub, and the master bedroom has two closets of its own, cross ventilation, and a tiled lavatory that is completely private.

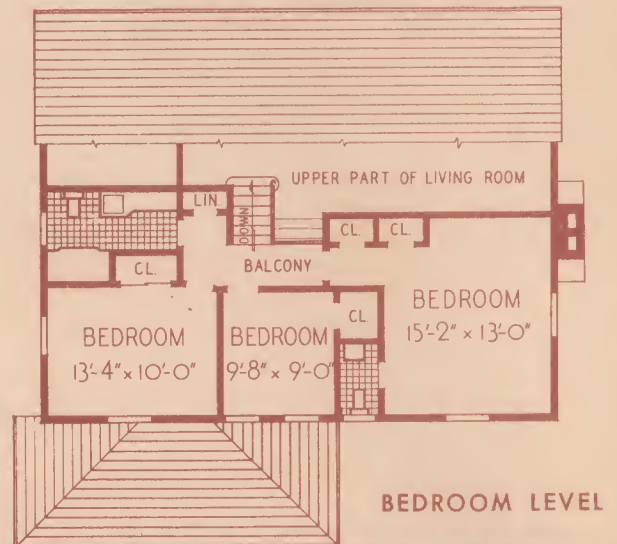


Overall Dimensions: 40' x 37'8", including garage.

Square Feet: 1,110 (1st and 2nd levels);

660 (bedroom level).

Architect: Alwin Cassens, Jr.



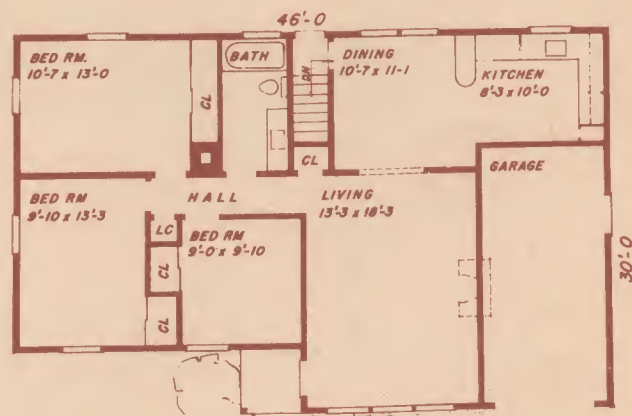


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Gold Medal Ranch House

PLAN NO. L-4307A

The utmost in living convenience is embodied in this stunning home, perfection planned for the ranch-loving family. There are features here to delight every member. The economy-minded head of the house will like the compact plan that offers so much room space with best use of his building dollars. Junior bedrooms at the front of the house are both large enough for two beds and each room has excellent storage in sliding door closets. The master bedroom at the back enjoys two exposures and a full width closet wall. Convenient to all areas, the bathroom features a built-in vanity to double as a guest lavatory. The living room is a wonderful entertaining area that offers lots of wall space for decorating ideas, with the awning-paned picture window at the front for a delightful focal point. Dotted lines in the plan indicate a fireplace that could be added for additional interest. Off to the back, Mother's domain is a bright, efficient kitchen which, when curtained or separated by folding doors, services the dining area for the most formal occasions. With the good-sized garage "fitted-in" at the side, the house gains in its long, low



look and the family gets the benefit of extra work space or gear storage. It's a real prizewinner, whether your choice is the smart front gable (L-4307 A) or that trim, unbroken line (L-4307 B).

Overall Dimensions: 46' x 30', including garage.

Square Feet: 1,058.

Architect: Herbert W. Neumann.

PLAN NO. L-4307B

9

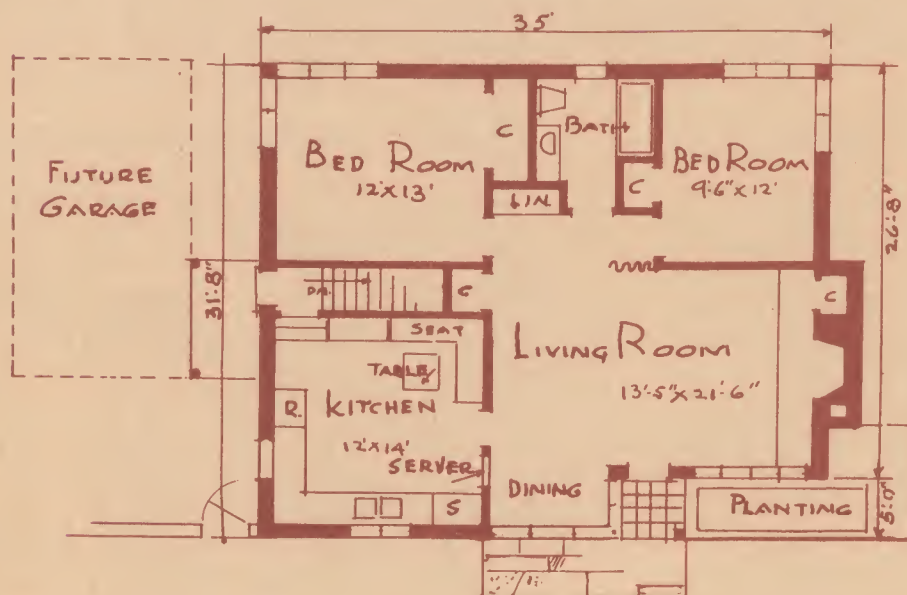


Honey of a Ranch House

PLAN NO. L-52511

Whether you build it of shingles or siding as shown, or of brick or cement plaster, you'll have a honey of a house when you're through. All on one floor with a full basement and large kitchen, one of the nicest features of this house is the dining alcove overlooking the front entrance porch, a delightful windowed corner. The living room is spacious and the fireplace on one side suggests a cozy seating arrangement at the end of the room. Two fine bedrooms are at the rear for privacy, well set off from the living area. The bathroom includes a guest vanitory, and

there is a linen closet just outside the door. The kitchen at the front enjoys two exposures and a built-in dinette nook takes up one corner. The pass-through server into the dining room is a welcome extra and a step-saver. Should you add the garage, note how conveniently you can come into the house through the service vestibule that leads not only into the kitchen but also down to the basement. Though there are lots of luxury touches, this should be an economical house to build because of the simple framing of the structure.



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So Much for So Little

PLAN NO. L-1536

When a ranch house says "Welcome Home" as beautifully as this one, you'll want to step right in and see for yourself that the plan can make you feel right at home. Designed for the family with a limited budget, this trim home has won praises and prizes for its wonderfully spacious comfort. The gabled overhang at the front door is a delightful extra, and a practical one. Next step is the vestibule and coat closet as you enter, and then the feeling of a hall to protect the living room is achieved by the use of wrought iron railings. Floor-to-ceiling posts form a hall at the back of the living room, all designed to give you a feeling of free-flowing space for living and dining areas and still set off these important rooms without turning them into corridors. Built-ins

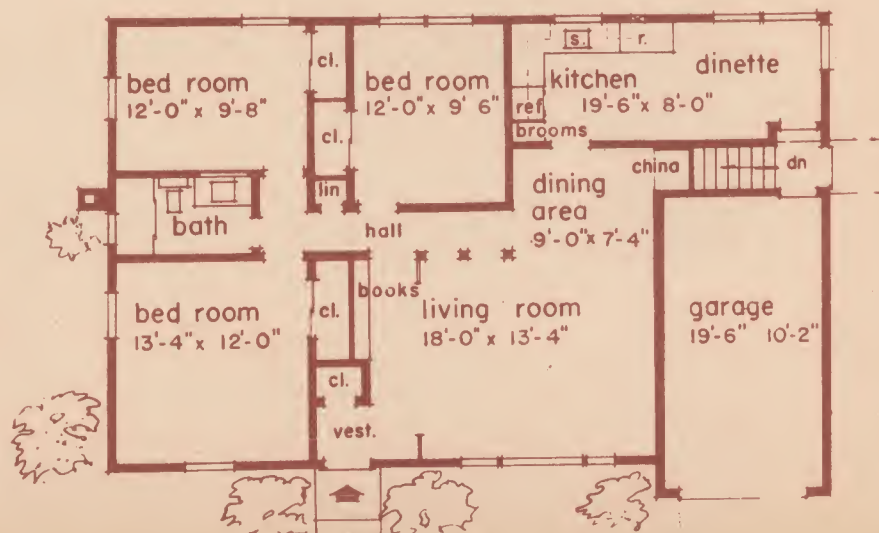
are starred in the full, ceiling-high wall of bookshelves and the deep china closet to show off your fragile treasures. At the back, the kitchen and adjoining dinette are designed for plenty of space for work needs, with sun-filled windows to lend cheer to your informal dining zone. Convenient is the word for the back vestibule, with its entries from outdoors, from the garage, down to the cellar and up a step or so to the kitchen. The three bedrooms are compactly arranged off the back hall. Each one has a double sliding-door closet and you can put two beds into each without crowding. The bathroom at the side has a guest-vanity to add to its family convenience. You can keep your lot down to modest proportions, stay within your budget and still live like a king.

Overall Dimensions:

44'8" x 31'10", including garage.

Square Feet: 1,142.

Architect: Herman H. York.





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Colonial Split-Level Expandable

PLAN NO. L-1700

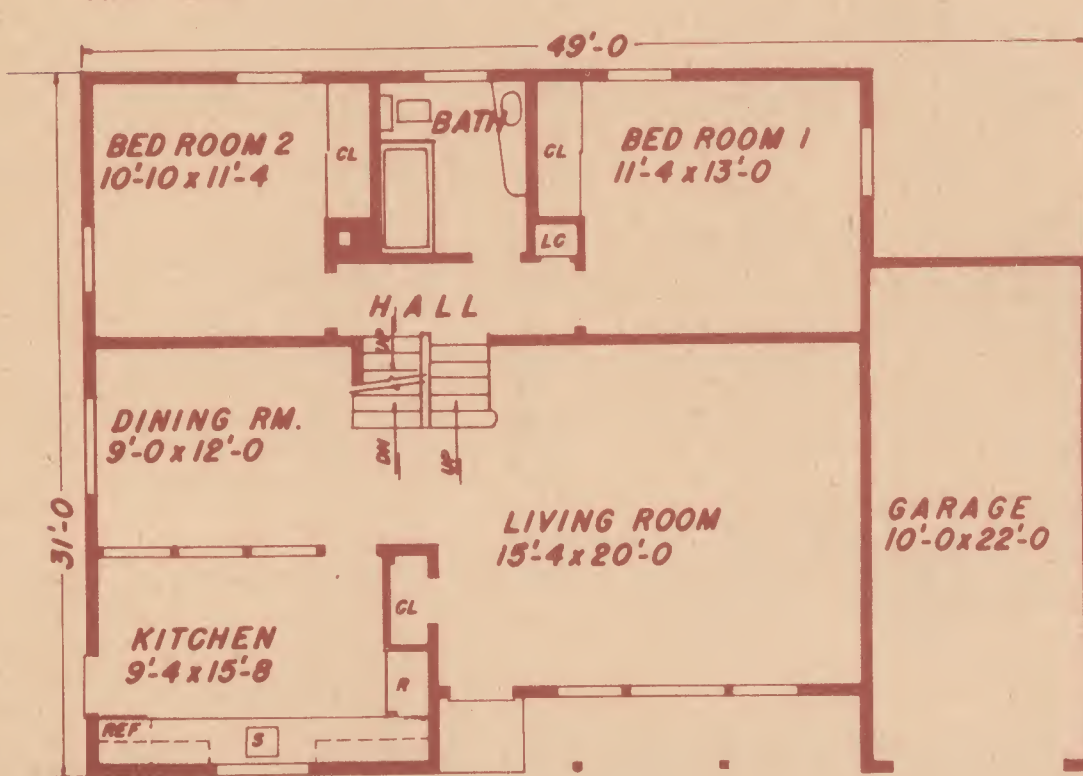
Finding a split-level home that captures, in its exterior appearance, the charm and dignity of a Colonial two-story home is rare good luck, and especially if the plan incorporates four bedrooms in an expansion fourth level. This is really a four level home. On the first level with crawl space at the front, almost the entire back area is given to a playroom with a convenient lavatory adjoining and a heater room for laundry if you like. Both work-utility area and play space are well ventilated and comfortable. The second and third levels are the main living levels of the house, accessible as you enter the front door. The living room is perfectly proportioned, a good, wide room with picture window at the front, and its privacy is insured by the effect of a vestibule from the entry that takes you on to kitchen, dining room and half flights of stairs to the first bedroom level or down to the playroom. The kitchen overlooks the front lawn and has a pullman lay-

out of utilities that frees one side for use as a dining nook. Through louvered or glass partitions the dining room can be glimpsed behind it, an important adjunct to family or formal mealtimes. Since the kitchen has a service vestibule, the good traffic circulation makes it possible to spare any important room the nuisance of acting as a corridor. At the head of the stairs from the living room you reach the bedroom hall. A full bathroom incorporates an angled vanitory to serve as a guest lavatory. The two bedrooms are ventilated by double exposures and each has a closet wall, with a linen closet in the hall next to the bathroom. From the bedroom hall you go up another 7 steps and on the fourth level are two very large chambers and a space for future bathroom. Cross ventilation is provided on this level, too, and three more huge closets. For the family that wants four bedrooms in a budget split-level plan, this arrangement is one of the most convenient.

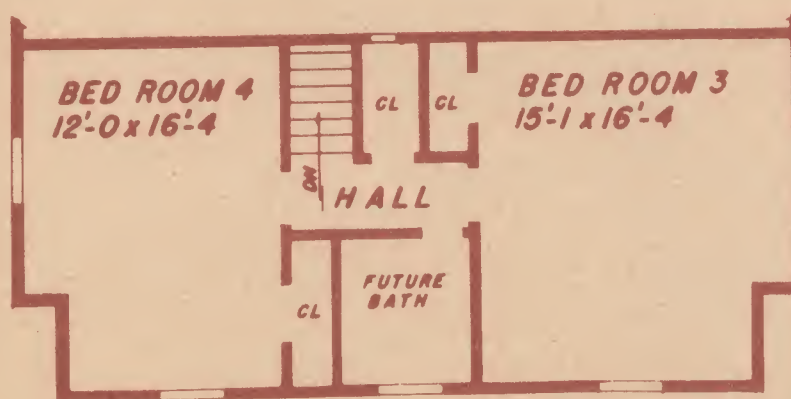
Overall Dimensions: 49' x 31', including garage.
Square Feet: 1,025 (second and third level).
Architect: Herbert W. Neumann.



FIRST LEVEL



SECOND AND THIRD LEVEL



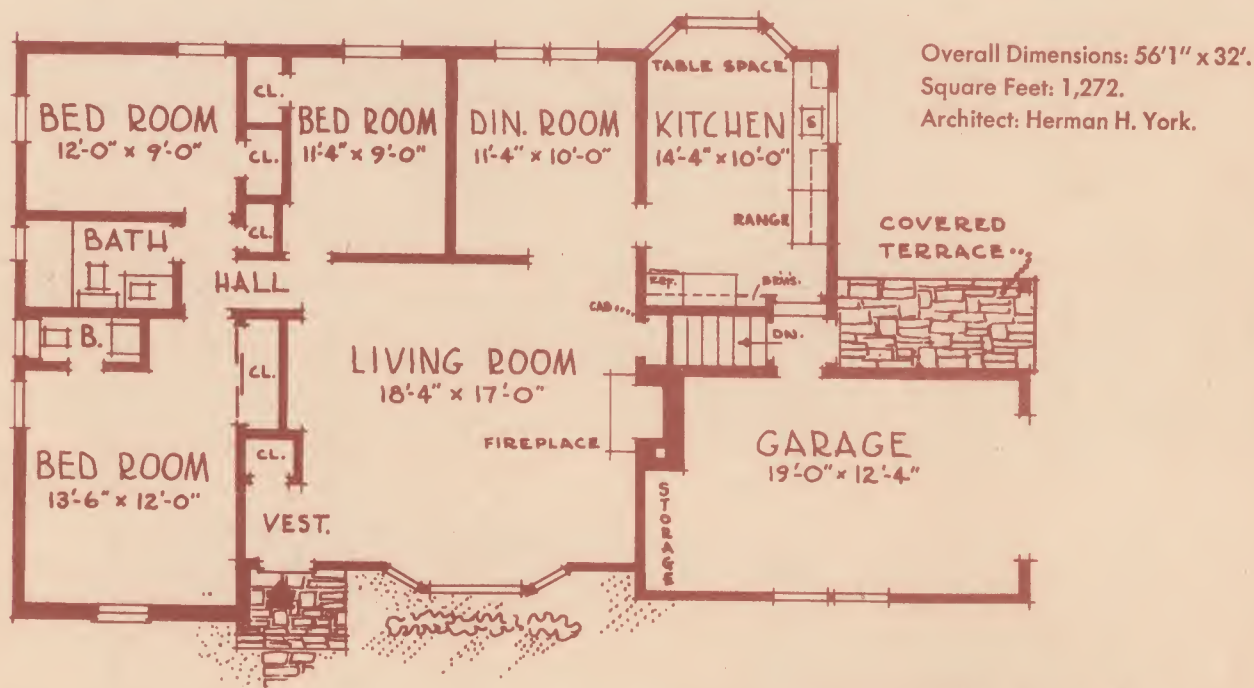
FOURTH LEVEL

Plus Features on a Budget

PLAN NO. L-1604

This three-bedroom house incorporates many of the features so often asked for by millions of families in search of their dream home. There's a smart vestibule, with a coat closet, a living room with an unusual bow window and a stunning fireplace, a real dining room, and a good sized kitchen. The windowed bow that forms the dining alcove is a sunny adjunct to the pleasant room. The covered terrace can be reached from the kitchen and forms a secluded patio just waiting for wrought iron furniture and your outdoor cookouts. The service vestibule opens to the basement steps, too, a convenience not usually found in any but the larger homes. You can go right into the

garage without going out of doors, and this makes the storage area shown in the garage particularly practical. Two of the three bedrooms have two exposures and closet walls insulate sleeping from living areas. This house has another luxury, a private lavatory off the master bedroom, economically planned back-to-back with the central bathroom. A decorator note is the living room, which is almost square and characteristically easy to furnish. The interesting exterior of this trim ranch house is a homeowner's delight, combining easy-to-keep shingle and brick and the length of the garage, opening to the side, makes it seem much larger than it really is.



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Minimum Lot for the Larger Family

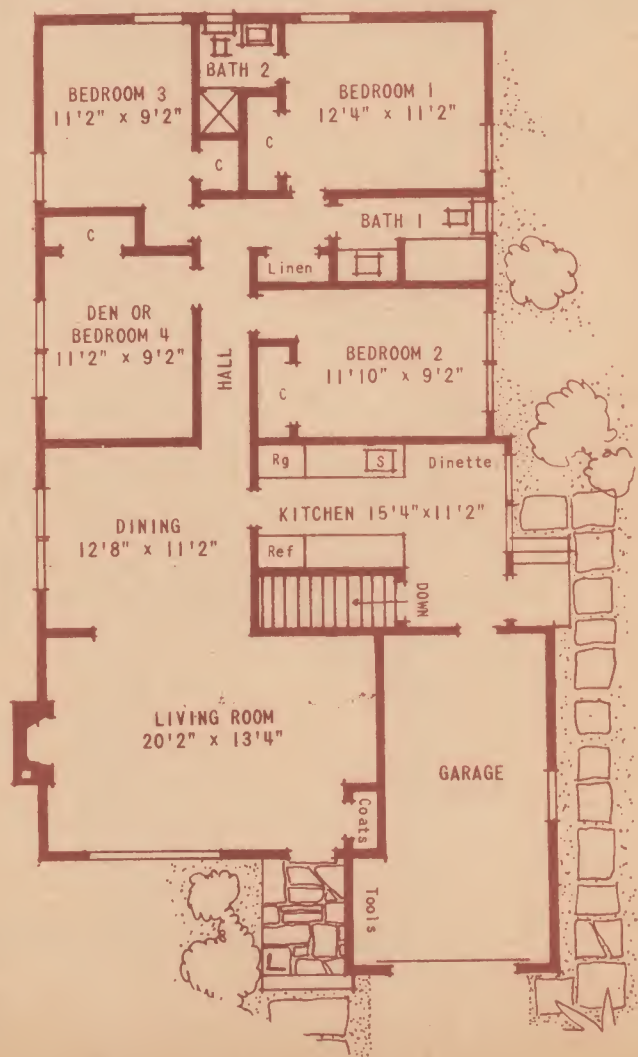
PLAN NO. L-1701

The growing popularity of the four bedroom ranch house is just about nationwide these days. Every family of larger size cannot manage to budget for a wide lot, and in many instances a good buy in a 40' lot would be taken advantage of if a practical, four-bedroom plan could be found. Here, in the exceptionally convenient ranch styling, are four very good bedrooms tailored to fit the needs of a comfort-loving large family. Each of the chambers takes into account the fact that two beds might be required, and even in the smaller ones, bunk beds could be used or double studio couch in the den-bedroom would be practical. The main bathroom is convenient for the three children's rooms and has an alcove tub and washstand-vanitory to speed morning traffic. The master bedroom at the back has a stall shower lavatory adjoining. Closets are exceptionally well-designed for each room, and a large linen closet, with sliding doors is just outside the family bathroom. The kitchen provides a wide area for work hours, and at wide double windows there is a dinette corner that adds convenience. The side entry makes excellent traffic circulation possible since you can come in with groceries or go right down to the basement. By using the door at the dining room side, the children can come into the house through the kitchen and go to the bedrooms or bathroom and never disturb grown-ups or guests. As a room for family dining, the dining room is of comfortable proportions and through a wide arch forms an L with the living room so that the entire area offers 20' to the fireplace and 26' for a sweep through living and dining space. Not the least important factor is the attached garage that opens right to the kitchen vestibule and adds space for tool or gear storage in its tidy alcove. Best of all, house and garage give a dimension of only 31'6" across the width of your lot, which in a good many areas can be put on a 40' lot, and almost everywhere fit a 50' lot with ease.

Overall Dimensions: 31'6" x 58', including garage.

Square Feet: 1,250.

Architect: Lester Cohen.





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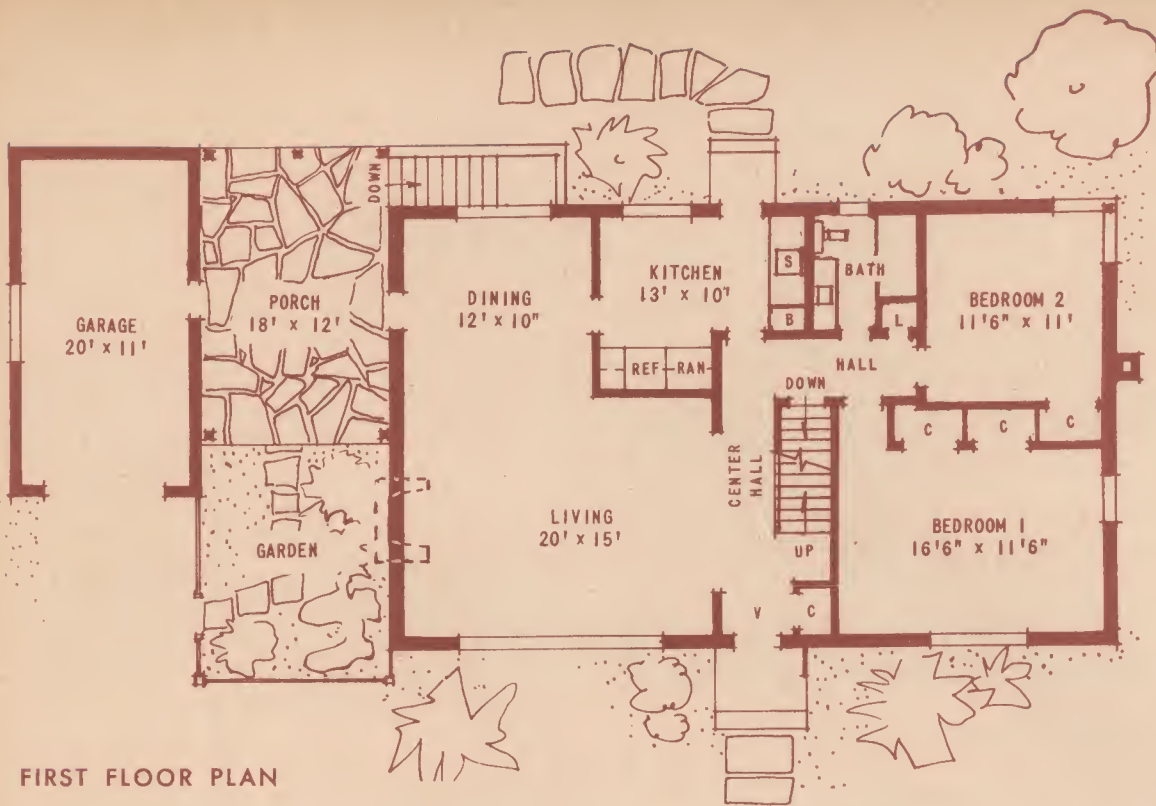
High Style—Low Cost Expansion Home

PLAN NO. L-1619

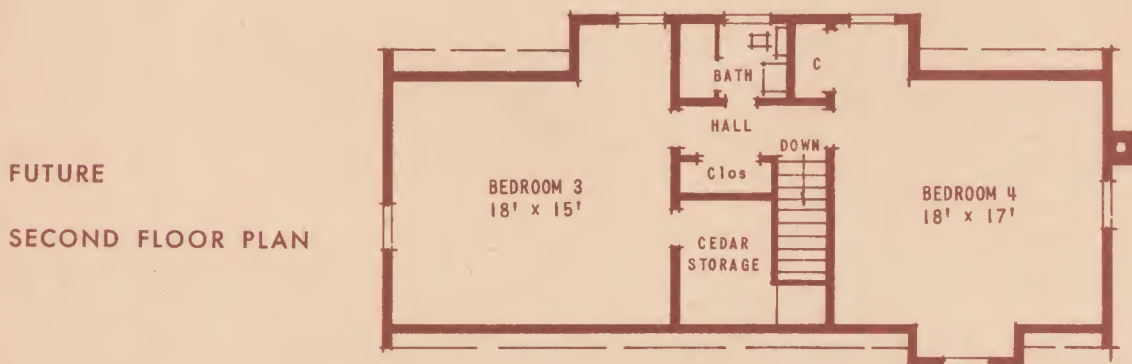
This is an exciting house, smartly styled for distinction in every neighborhood, and planned to feature the latest comforts throughout for easy living. Large rooms, especially in the formal living areas, are important adjuncts to good living. The living room is 24' wide and flows into the ell of the dining room at the back for a through sweep of almost 25' front to back. The unusual ranch-picture window will win many compliments, and if you like, you can add a cozy fireplace on the far wall. A sheltered patio porch opens from the dining room, all areas conveniently serviced from the efficient, spacious kitchen. A wide window invites a dining nook that all the family will love. The bathroom is back-to-

back for plumbing economy and includes a large vanity. There is cross ventilation in each of the two bedrooms on this floor, where sliding door closets are included and cross ventilation adds comfort. On the expansion floor, two more roomy, airy bedrooms can be added whenever you choose, with a second bathroom and closets to spare. The wonderful bonus feature is on the basement level, where in addition to heater and laundry area, there's a complete stall-shower lavatory and a recreation room that's more than 25' square. An added attraction is a built-in bar almost 14' long for informal playtime serving. This style-wise, budget-wise expansion home can't be beat for charm, comfort and livability.

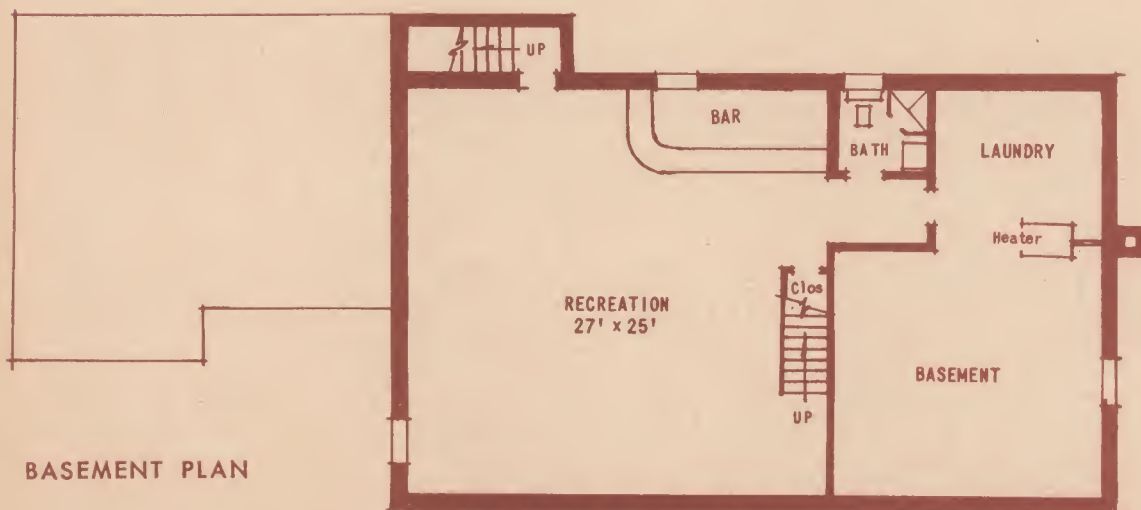
Overall Dimensions: 45'10" x 27'4",
excluding garage and porch.
Square Feet: 1,242 (1st floor).
Architect: Lester Cohen.



FIRST FLOOR PLAN



FUTURE
SECOND FLOOR PLAN



BASEMENT PLAN



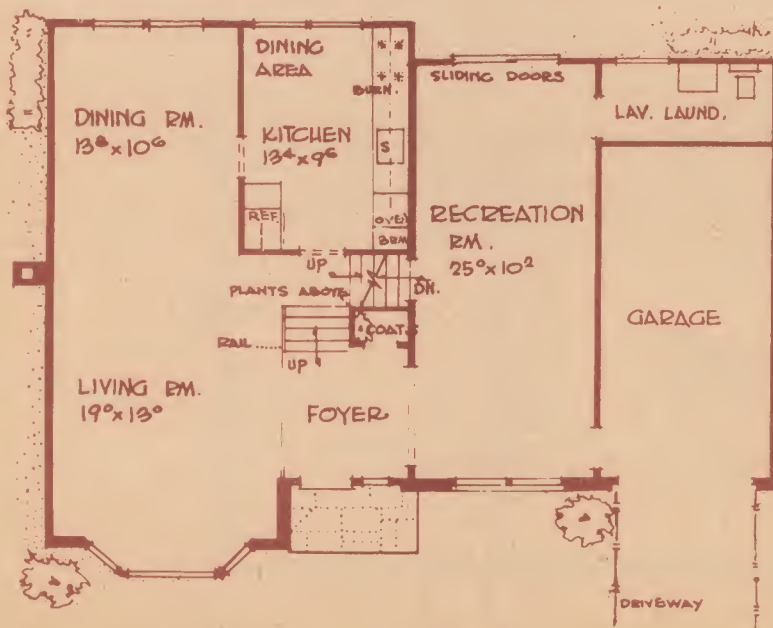
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Brick and Shingle Split-Level

PLAN NO. L-1702

The exterior of this split-level home has an informal charm that will win friends all over the country. Rugged shingles and warm brick blend perfectly, highlighted by the trim window areas. The plan has the newest features in split level design that put the recreation room right on entry level. As you enter the wide foyer (with a wrought iron rail above at the living room side) you can go right to the recreation room, a 25' sweep through to sliding glass doors at the back that open out to a rear terrace. The garage is on the same level and to the back is the laundry and lavatory. Utilities are down a half flight from the recreation room, under the living and kitchen areas. To get to the main rooms, you go up a wide stair with planter box above the coat closet. Straight ahead

is the kitchen, well laid out as far as work space is concerned and bountifully supplied with counters and cabinets. Wall oven and range burners are separated in the newest trend. Two large windows brighten the dining area to the back. Through swinging door you can go on into the dining room that forms a huge living-dining area with the living room at the front—close to 33' from the front bow window to the picture windows at the back. To reach the bedrooms you go up a half flight of stairs from the landing above the foyer, and at the head of these stairs is your bedroom hall. The master chamber at the back has two exposures as does the front room. A double vanitory is in the bathroom, with entry for the family from the hall and for parents right from their own room.

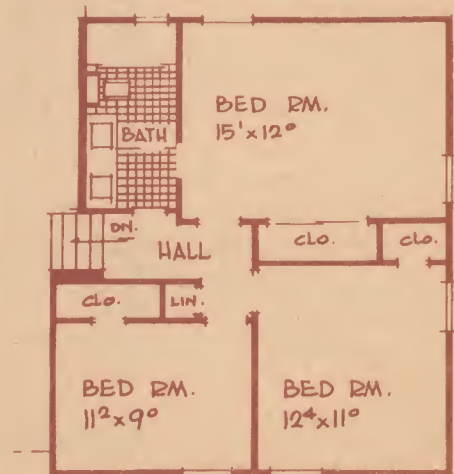


FIRST FLOOR LEVELS

Overall Dimensions: 42'0" x 31'4".

Square Feet: 1,160.

Architect: Herman H. York.



BED ROOM LEVEL

Well-Planned Colonial Home

PLAN NO. L-3338

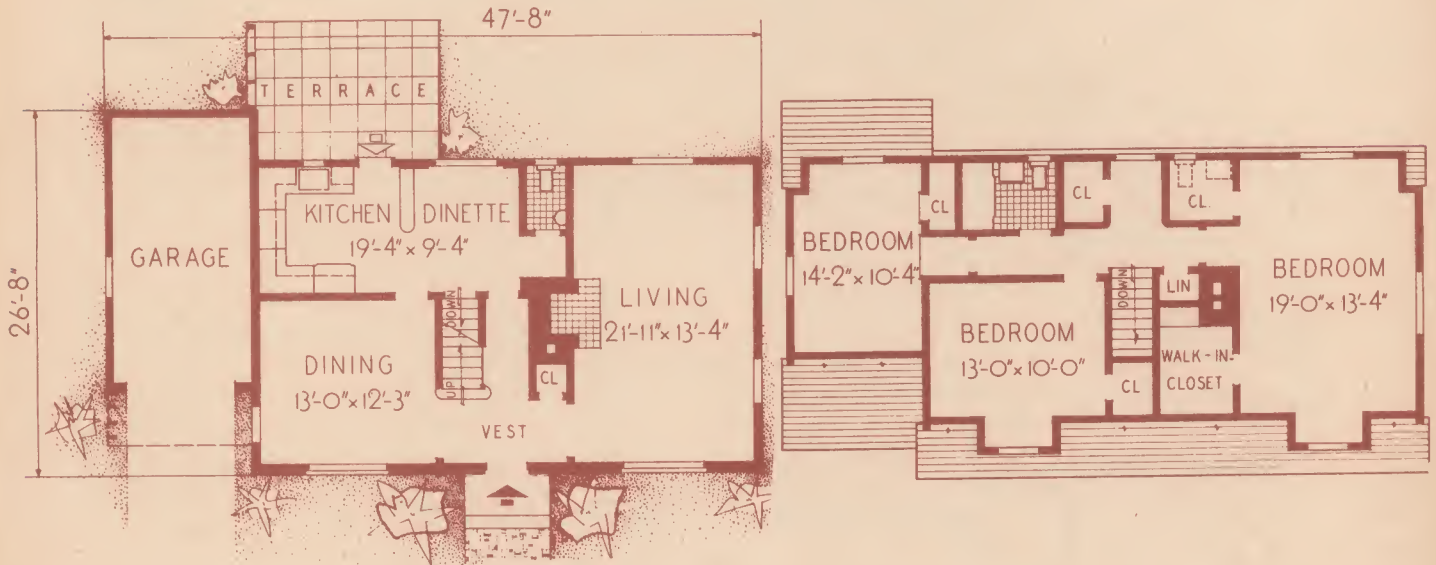
The lamp cheerfully beckons from this colonial home, with its shuttered windows and door and attractive field-stone facade. Two dormer windows add charm to the upper story's three spacious bedrooms and tremendous closets. In addition to a full-sized, tile bath, there is a perfect arrangement for the installation of a half bathroom in the enormous master chamber. Descending to the gracious vestibule below, we come to the living quarters. Here, *everything* is outstanding from the wonderful terrace which leads into the well-arranged kitchen and

adjacent dinette to the magnificent living room with its imposing fireplace. Brightness and cheer flow into this impressive room through three fine exposures, and picture windows front and back. A separate dining room for family dinners and formal occasions contributes the final touch of graciousness.

Overall Dimensions: 37'8" x 26'8" (excl. gar.).

Square Feet: 1,020 (1st floor); 990 (2nd floor).

Architect: Alwin Cassens, Jr.

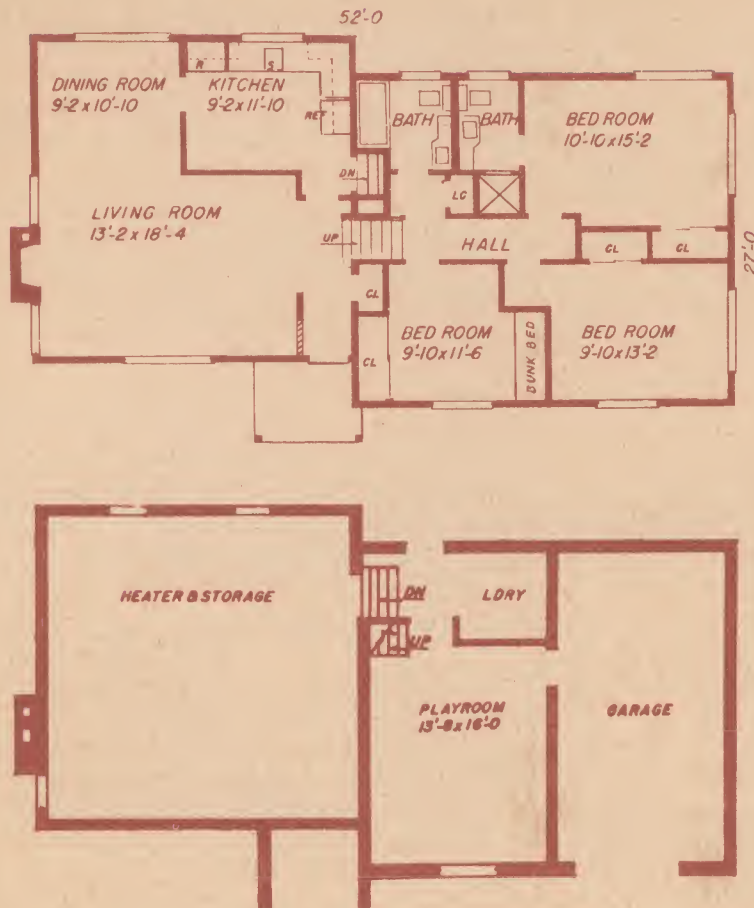


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Striking Stagger Plan

PLAN NO. L-3425



You can't help admiring this striking split-level house. Everybody does. Its attractive exterior has unusually well-proportioned lines, enhanced by the special overhang of the roof for climate comfort wherever you build. The plan is all for comfort too, where the bedrooms are a few steps above the living area, and the heater and storage room, laundry, garage and playroom are a short flight down. Notice the wonderful placement of the windows, especially in the living and dining rooms. Floor to ceiling picture windows on either side of the fireplace offer lovely views and picture windows, front and back mean perfect cross ventilation. Your kitchen is sunny, spacious and convenient, with a corner set aside for a built-in breakfast nook. It's a two bathroom house, economical to have a private stall-shower lavatory for the master bedroom with plumbing back-to-back with the family bathroom. Three big, airy bedrooms will suit your family perfectly, especially with built-in bunk beds for the junior members. For charm, beauty and efficiency, this plan can't be beat.

Overall Dimensions: 52' x 27'.

Square Feet: 1,249.

Architect: Herbert W. Neumann.

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For Expansion Adaptability

PLAN NO. L-1617

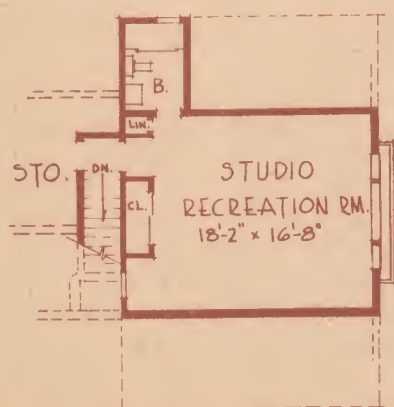
In the charming style of the rambling country farmhouse that is winning such popularity these days, this comfortable home offers an unusually adaptable plan. Large sized rooms are among the most wanted features here, with a well-proportioned living room opening into a dining ell at the back. There are lovely windows at the front and smart corner windows in the dining room overlooking the terrace area that you'll plan in seclusion behind the two car garage. Up a graceful stairway just as you enter the front door, you'll find a wonderful extra on the expansion attic floor—a studio recreation room, bright with windows for two exposures, and with a huge sliding door closet and fully private bathroom so that it does double

duty as a fourth bedroom if you need it. On the first floor, the three family bedrooms are particularly attractive, with sliding door closets in each and a second full bathroom to serve them. The master bedroom is at the front and has two exposures as well as a windowed dressing room and private stall-shower bathroom. A total of 9 closets do storage service, plus extra space in the garage and attic space easily accessible. The kitchen is made for happy homemaking hours, with counter top range and wall oven, a wealth of putaway and work space, and at the back, in a deep windowed bay, a dining area that opens out, through the back door, to easy reach of the terrace for fine weather out of doors.

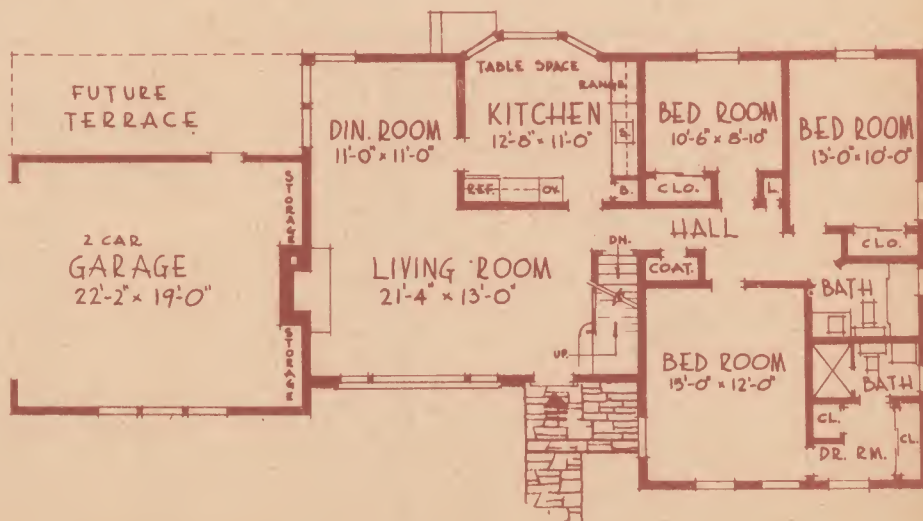
Overall Dimensions: 68'6" x 33'0",
including garage.

Square Feet: 1,347.

Architect: Herman H. York.



ATTIC FLOOR PLAN,
Reduced Scale



FLOOR PLAN



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Split-Level Comfort Starred

PLAN NO. L-4557

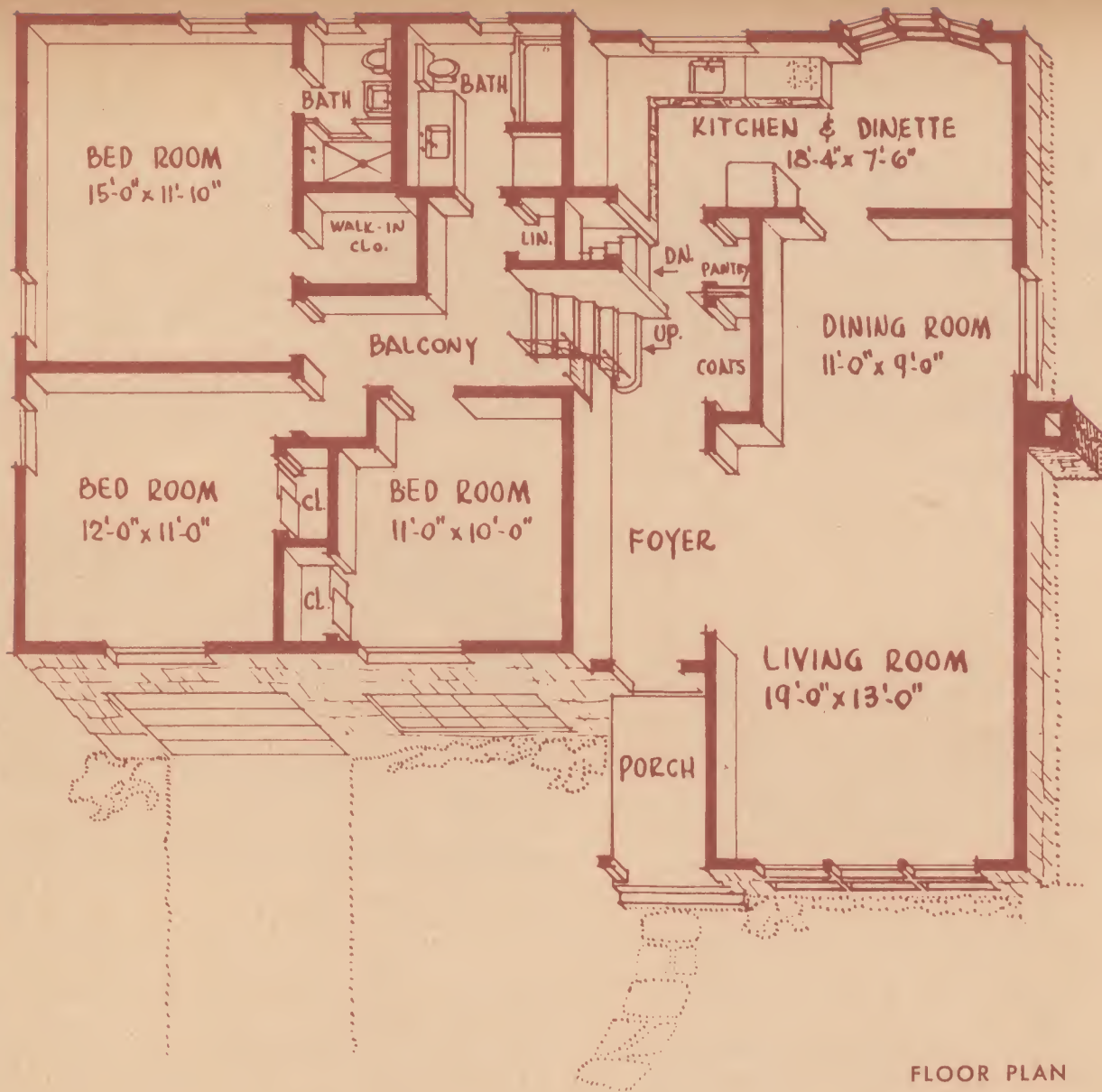
It's hard to find a more practical plan than the split level that offers all the comforts, privacy, and gracious living that used to be the province of the two story home. Easier living demands a division of levels, with seven steps up to the bedrooms, and another short half flight down to the utility and recreation room. Here is a popular split-level plan, to please the most exciting housewife. The airy, pleasant foyer, with its huge coat closet, is enhanced by the stairway and balcony of the bedroom level, a half flight up. On the living level, there is 30' of living-dining room expanse. The stunning picture window at the front, a second exposure at one side, and the wide dining room window promise bright, well-ventilated space for your

daytimes and evenings. The bow-windowed dinette is ideal for breakfast and family meals. Teen-agers will adopt it for their own "coke" center. On the sleeping level, a super bathroom serves the children's bedrooms, while the master bedroom, completely private at the back, has a walk-in closet and private shower-lavatory. Six, easy steps down from the kitchen is a lower level, divided into a sunny storage and laundry unit, spacious garage and best of all, that junior living room, almost 250 sq. ft. of bright airy recreation space. The shingled exterior of this house, broken by unusually wide windows, is a true promise of the happy plan inside. It's a home to make your own, for now and forever.

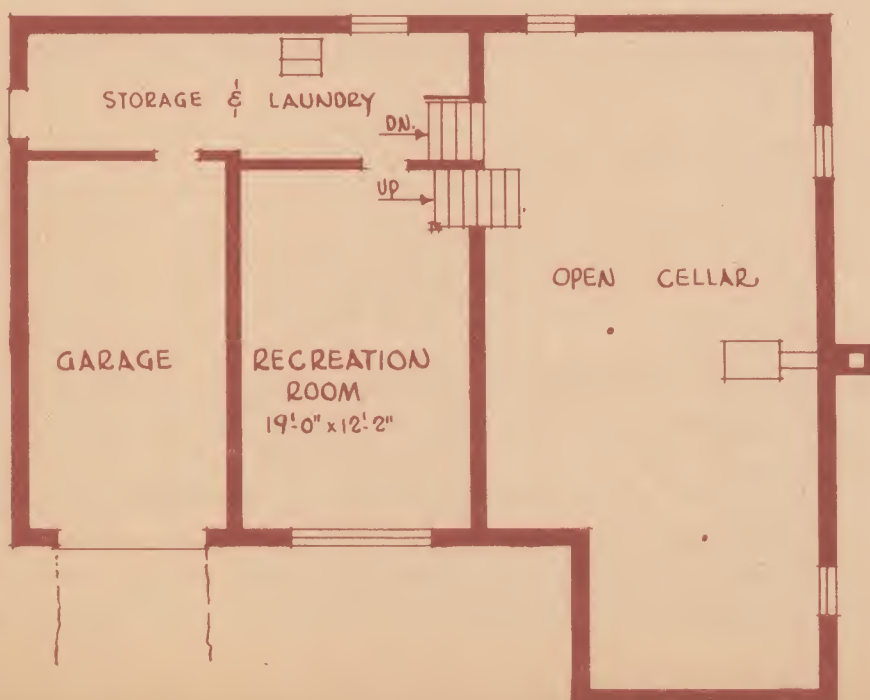
Overall Dimensions: 43' x 36'6".

Square Feet: 1,320.

Architect: Herman H. York.



FLOOR PLAN



LOWER LEVEL
Reduce Scale



Expansion for the Future

Page 37



Colonial Split-Level Expandable

Page 12

Questions often asked

—and the Answers



Do all blueprints fit F H A requirements?

Yes. All plans are designed to meet FHA standards. Certain building codes and local ordinances sometimes vary for particular localities, because of climate or local customs. Minor changes that may be occasioned by these variations can be handled by your local contractor. FHA standard plans make it possible for you to obtain FHA-insured financing because the plans have met the exacting standards of the government's top housing experts.

Do you furnish outline specifications?

We do. With all plans we furnish—at no extra cost to you—specification sheets filled in by the architect showing all the important materials going into the house, describing their quality, and giving details of construction. These specifications will save you an enormous amount of time and labor, as well as money. They are the basis for the contract between you and



Specialized Ranch-Split Level

Page 5

your builders; or your guide, if you build yourself. The quality of materials and construction actually going into the house can be checked against this list, as construction proceeds. Specifications also will enable you to obtain the best possible mortgage terms.

How can I figure a rough estimate of the cost to build the home of my choice?

We cannot tell you exactly how much the home of your choice will cost. Each plan has been tested many times in actual construction, but prices vary so widely from area to area that only a local expert can give you fairly exact information. That means a contractor, materials dealer, or perhaps your local bank or building and loan association. In general, costs are reckoned on a square foot basis; and in most areas these costs will range from \$10 to \$15 a square foot of living space; assuming that the work is contracted out. Costs also will vary with the extras you add to the plans, and

the amount of work you do yourself—like landscaping, or decorating.

In order to help you get a rough estimate of cost, the size of each house is shown by square feet of living area. Unless otherwise specified, this does not include porches, garages, terraces, etc., since many of these features are optional and, of course, cost less per square foot to build than the main dwelling.

I like one of your plans very much but want to see what it looks like when it is built. Can you tell me where, in my neighborhood, I could see this house?

We regret that we cannot tell you exactly where in your area you can see a finished house built from the plans you select. Most homebuilders intend to move the moment their houses are built. We don't get the addresses of the building lots from people who build plans. We would like to furnish this information, but under the circumstances only rarely can we do so.

What are the advantages of an architect-designed house?

A house designed by an architect who is a small home specialist has all the features that you look for and want. Comfort and convenience in living are planned within an attractive exterior. Every foot of livable space is made use of to your advantage. From a practical point of view, it is easier to obtain the best mortgaging and financing on such a house. If you should ever want to sell it, you'll get a much better price for the architect-designed house. It has extra value built in.

I like one of your houses, but it would fit better on my lot if it were reversed—the garage on the left instead of the right, etc. Can I get reversed plans?

If you desire, we will furnish reversed plans. If you find that a particular house plan would suit you—or your lot—better if it were reversed, we will (on request) send some of the blueprints transposed as in a mirror. If you order four sets of plans, for example, we will send two mirror images, and two in the original position so that you can read the figures and

directions easily. Experienced builders and contractors find these blueprints entirely satisfactory to work from.

Can you make changes in blueprints for me?

Your contractor can make changes in dimensions on your plans, in most instances with little trouble. However, if you wish to make serious alterations in the plans, why not look a bit further among our other plan books first? You may find exactly what you want in another plan, or you may find one that can meet your requirements with only minor changes, which can be made locally.

Can I build my house of brick or concrete block, although the description calls for frame construction?

If the house plan (or example) calls for frame siding, you can build it of brick, concrete block or other materials. Your contractor can do this easily; only the width of the exterior walls must be adjusted.

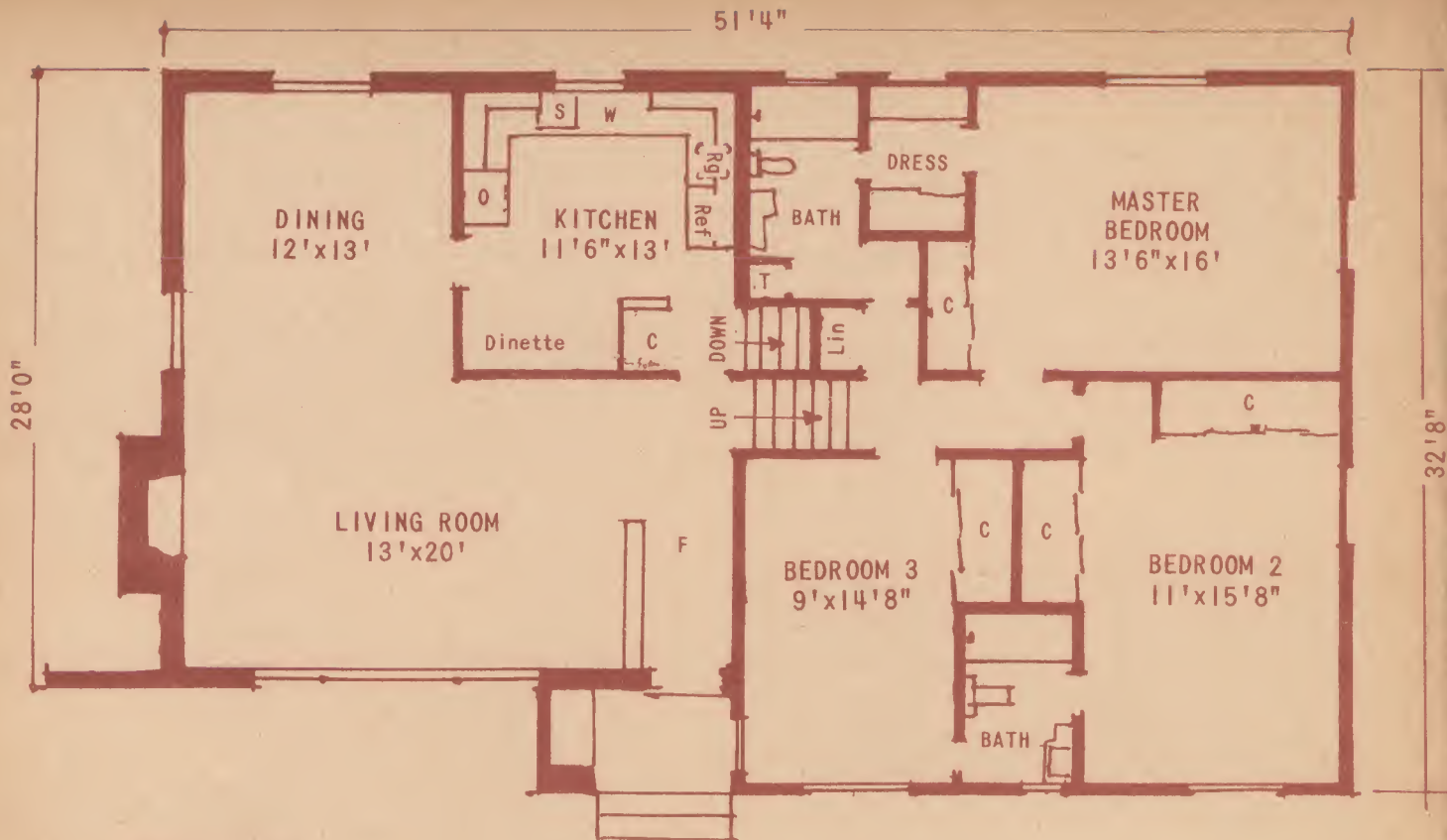
How can I obtain cost estimates for the plan which I like best?

Only local experts can give you exact estimates of labor and materials. To aid you, a lumber check-list is included with blueprints so that exact quantities can be figured for the plan you select, in your own building area.

I would like to have a utility room in the plan I like, but not a cellar. How can I do this with your blueprints?

If the plan you choose calls for a basement but you would prefer a utility room, no serious problem arises. The space occupied by the approach to the basement and the basement stairway usually is big enough for the heating plant and water heater. Such a change can easily be made from our blueprints by your contractor.

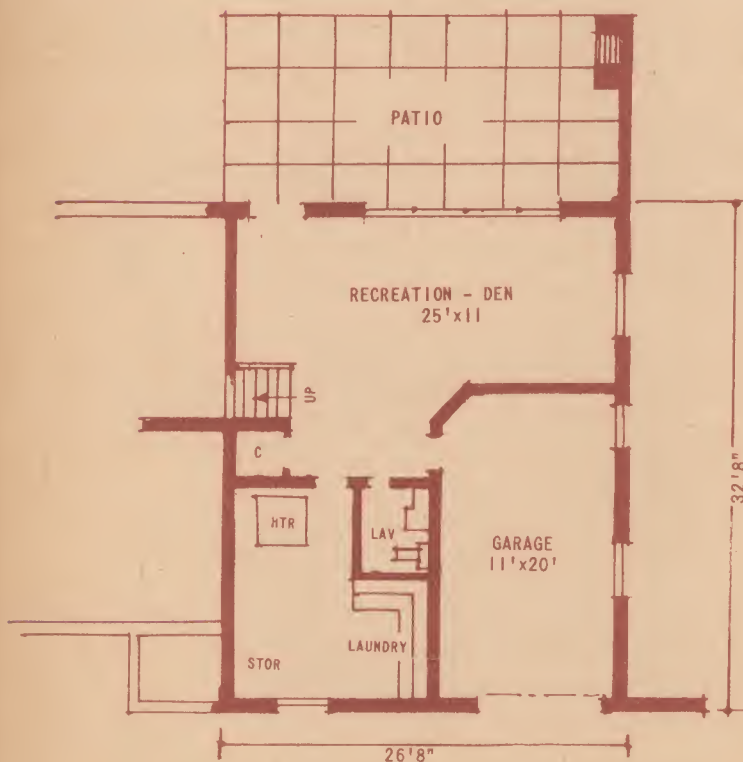
Conversely, the adaptation of a basementless plan to one with a basement can be made by your contractor.



UPPER LEVELS

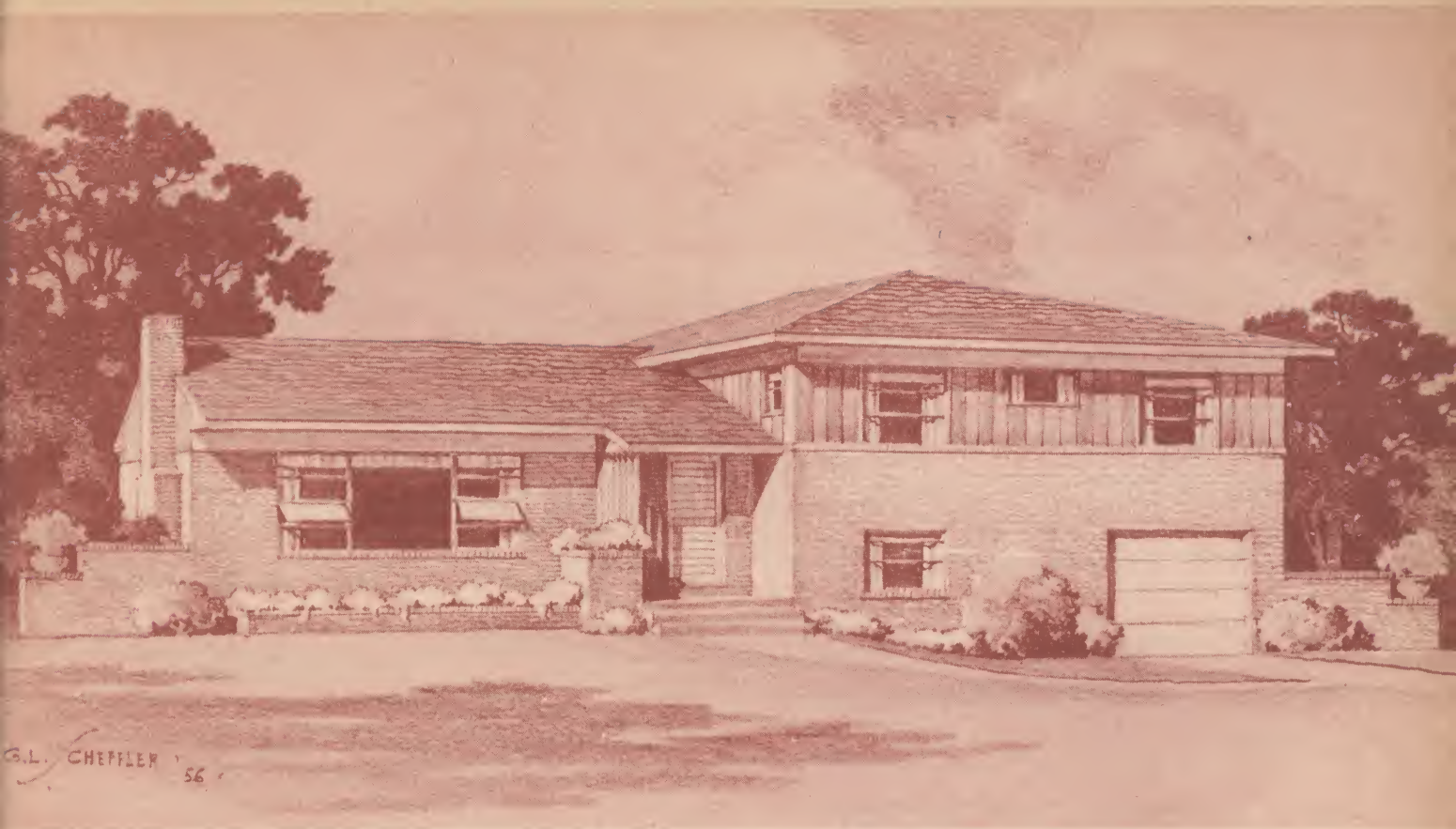
Split-Level for Bountiful Living

What a wonderful future your family can envision in this magnificent plan that looks so smart and is so livable. The exterior is styled for contemporary trimness, without any sacrifice of traditional charm. That's what the interior offers, too, a delightful blend of the newest work-saving ideas for easy living in a homelike setting. This is a three bedroom home for a family that wants more than the minimum but with a budget in mind. Each of the bedrooms, reached by the half stairway up from the foyer, is detailed to stress comfort. Note that there are two exposures in every one. Huge wardrobe closets with sliding doors are a most important note, especially in the second bedroom where there are almost 11' of closets on two walls. The master bedroom at the back has a dressing



TERRACE LEVEL

Overall Dimensions: 51'4" x 32'8".
 Square Feet: 1,465.
 Architect: Gilbert D. Spindel, P.E.



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PLAN NO. L-1703

room attached with additional closet space, and through this important extra area there is access to the family bathroom which can also be entered from the hall, and since it's just at the head of the stairs, offers a vanitory for use by guests. The two bedrooms at the front share a bathroom with doors at each side, really a feature to insure complete privacy for the parents. On the main level, there is a central foyer that is separated from the living room by vertical posts or louvered doors if you prefer. You can go right through to the kitchen at the back, to the living room at the left, up to the bedrooms, or down to the recreation level. This excellent circulation leaves the living room free of traffic, and with the dining ell behind it, you can be proud of the 20' sweep across the front, and

26' expanse from picture window to the back of the dining zone. Note that there are three airy exposures for the entire area. The kitchen enjoys the convenience of a U-shaped layout of utilities, with special emphasis on wall oven and range burners in a counter top. A dishwasher can be accommodated next to the sink if you like. The breakfast nook is a cozy spot, out of the way of traffic of household chores. On the terrace level, the front area is given over to garage, laundry room with storage and heater space and a convenient powder room. At the back, for fullest use of informal gatherings is the recreation room-den, 25' across and with a full view window almost as wide overlooking the patio at the back. In a bonus-packed plan, this is the most welcome of all living extras.

Rear elevation
showing window-wall
for entire
activities area





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A Miracle of Planning

PLAN NO. L-1704

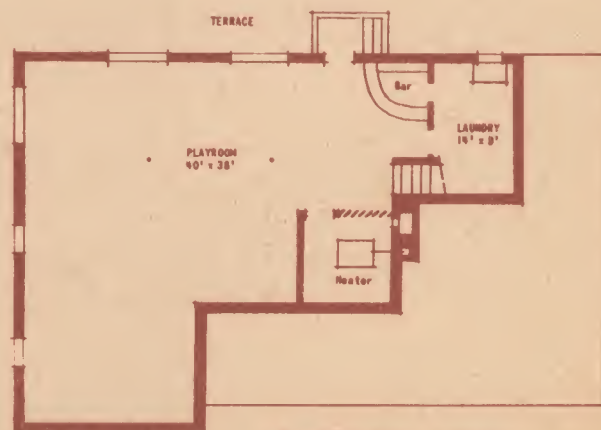
While this home would be welcomed anywhere, a special design makes it a marvelous answer to the problem of a low lot where excavation must be kept to a minimum. The basement floor is only three feet below grade. As an extra feature, even though there may be a high water table in the area, you can have a terrific playroom area with picture windows overlooking a play terrace. On a normal lot the exterior has a wonderful appearance, in a stunning U-shape around a welcoming patio. Where the land is low, a particularly smart effect can be obtained by terracing up to the front, for a delightful vista outdoors and from the living room picture window within. The flagstone porch to the side of the kitchen, sheltered by the garage is a fine spot for summer suppers. You can go right down from the service vestibule within to the playroom level where indoor and outdoor living bonuses abound. The formal living room is wide and welcoming and has a cheery fireplace at one side. Behind it, forming a spacious L is the dining room, convenient to the kitchen what is so well-planned. The entrance to the house from the front patio is into a center hall that directs traffic efficiently to all areas. The three bedrooms enjoy a maximum of privacy and good ventilation and super closets are in-

cluded in each. For economy, the full bathroom is back-to-back with the kitchen, and on the same line, the private stall shower for the master bedroom is most convenient. In some areas where a septic tank is necessary, this is a practical solution and economical since sewage disposal is concentrated in one area. In addition, no unsightly piping will be exposed in the basement, where a heater alcove and laundry have areas all to themselves, leaving the full, well-lighted and comfortably ventilated basement free for the largest den-playroom-bar ever seen anywhere. Best of all, this extra living area is available to anyone, no matter where you choose to build.

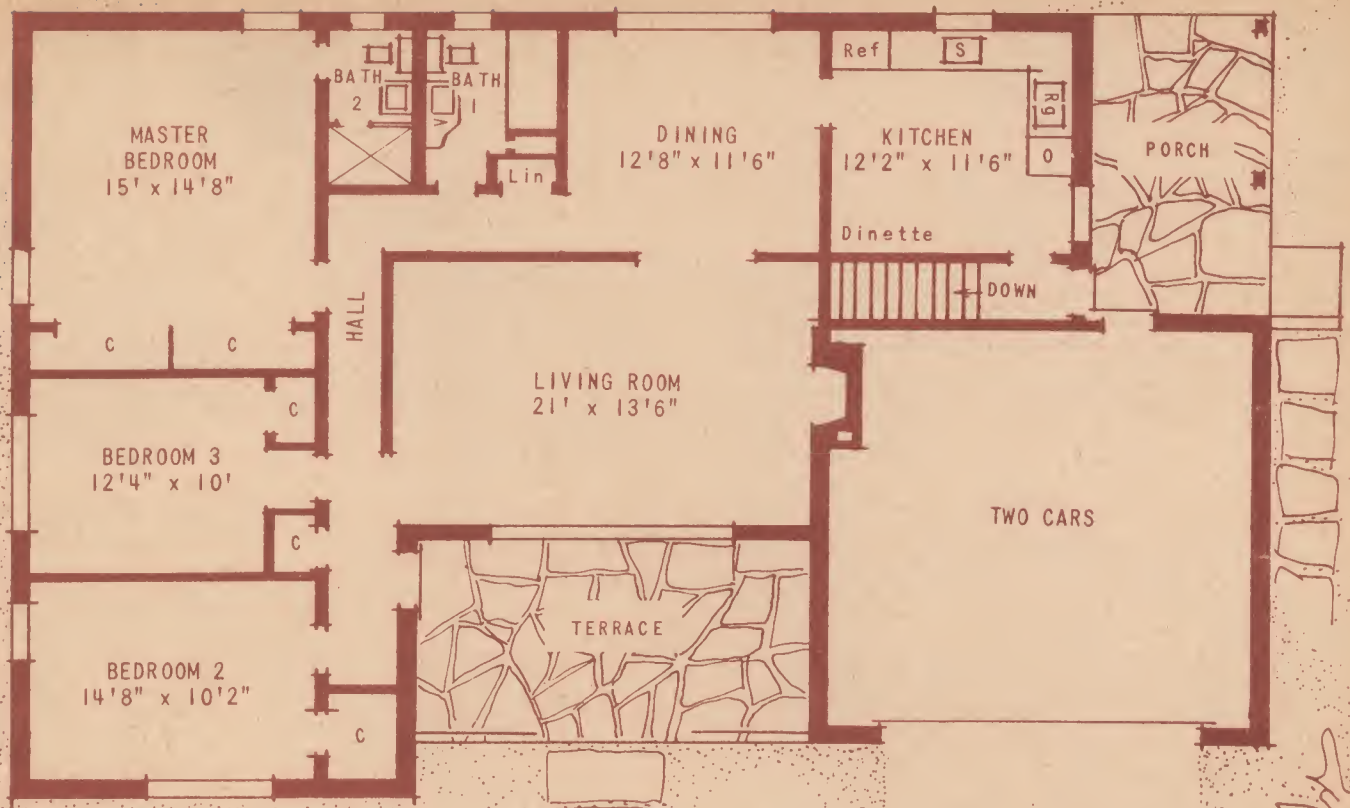
Overall Dimensions: 62'8" x 37'10".

Square Feet: 1,395.

Architect: Lester Cohen.



BASEMENT LEVEL
Reduced Scale



This sketch shows the flagstone patio at the front through the living room picture window, and beyond a glimpse of the terraced effect you can give your lawn.



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Custom Quality—Budget Planned

PLAN NO. L-1516

There's all the best of living in this smart ranch house, with garage on the lower level. While this is not a split-level plan, it has most of the advantages of multi-level convenience, without any stairs to climb. Living room, dining room and kitchen are compactly situated at one side of the house, with two huge bedrooms and bath in the wing over the garage. There are unusual luxury items like a Modernfold door between the bedroom hall and

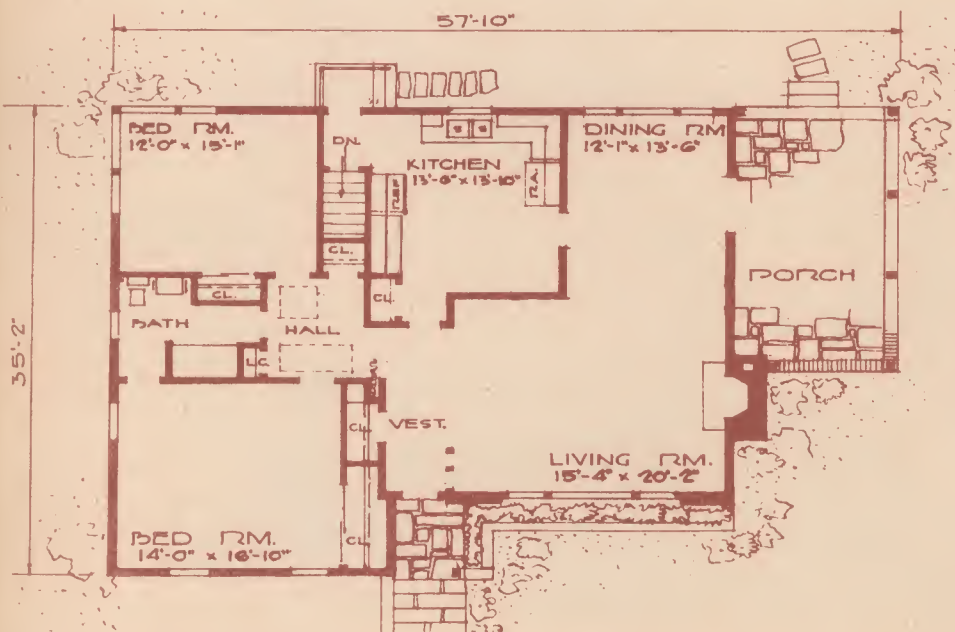
entry foyer which adds 4' to the already ample living room space for large gatherings. The sweep between the two picture windows, living room and dining room, is almost 30'; and French doors open out to a covered, flagstone terrace-porch. The kitchen is just about square and accommodates dishwasher and double sink among its modern time-savers. The stairway down to the basement-garage level forms a back hall from the service entry.

Each of the bedrooms has two exposures, and there's an extra door from the owner's room to the bath. The shower-tub has glass sliding doors, as new as tomorrow. Closet built-ins are featured here, with a special cabinet in the master closet. This practical ranch house is a find for the two-bedroom family who have been neglected too long.

Overall Dimensions: 57'10" x 35'2", including porch.

Square Feet: 1,530.

Architect: Fenick A. Vogel.



Ranch House for Leisurely Living

PLAN NO. L-1633

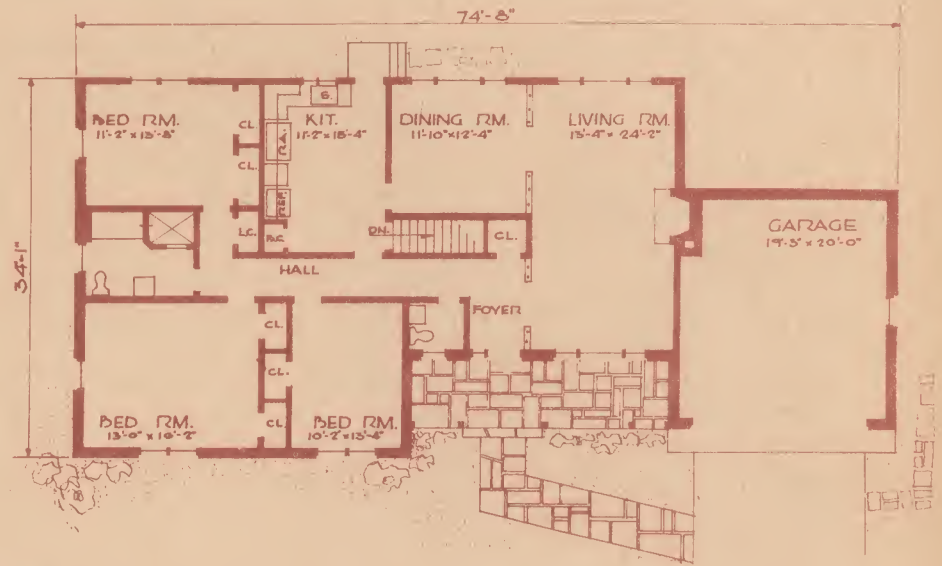
Designed for suburban living or country acres, this smart brick ranch house will find a welcome all over the country. The columned porch takes a tip from the western ranch house, and shades the living room for climate control if you have a western exposure. Almost 25' long, the living room features picture windows front and back, and a fine fireplace becomes your decorating focal point. Partition poles are used to set off the living room from the foyer and similar poles form dividers at the sides of the arch into the dining room. There's a full-view window to offer garden charm in this handsome room for family and formal dinners. Casement windows

are charming in the kitchen, and the L-shaped arrangement of work areas and cabinets is easy on the home maker. Don't miss the convenience of a guest lavatory just off the reception foyer, and between the side bedrooms there's a family bathroom that includes tub and tiled stall shower. You'll find two double closets in bedrooms 1 and 2, and the third bedroom has ample storage as well. In addition, there is a deep guest closet off the foyer, a double linen closet outside the bathroom, and a broom closet in the kitchen. Planned with today's aim toward easier living in mind, this comfortable ranch home is the answer to many a dream.

Overall Dimensions: 74'8" x 34'1".

Square Feet: 1,550.

Architect: Fenick A. Vogel.



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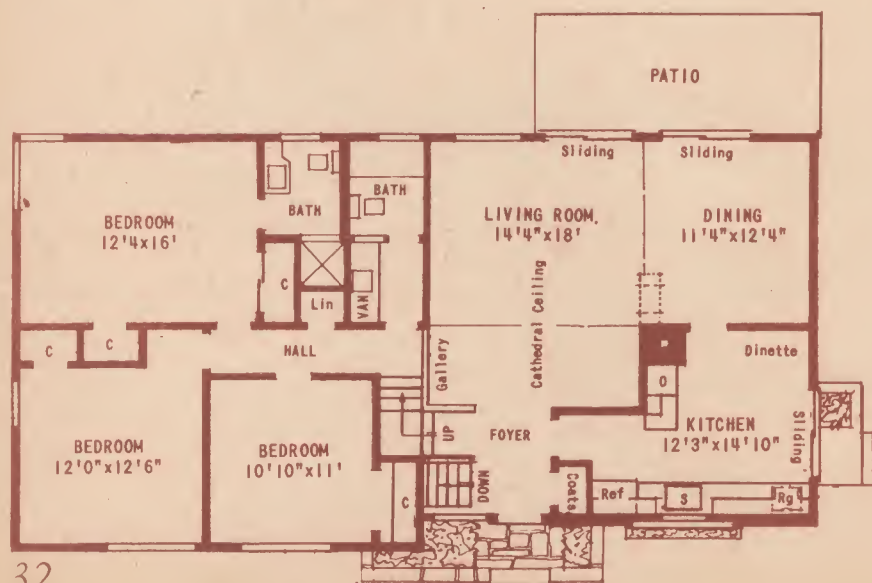
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Dramatic, Delightful Multi-Level

PLAN NO. L-1705

In the best of taste, with the best of living built-in, this handsome home on three smart levels has charm and individuality. A particularly popular feature is the placement of garage opening to the side, with wide windows for the activity room on the first level showing at the front. The plan is as attractive as a blend of modern design and traditional charm can make it. For sheer convenience, note the wide, central foyer. This can lead to the cathedral-ceilinged living room at the back, past an open gallery with a wrought iron railing. A wide picture window and full-height sliding glass doors lead out to the patio at the rear, which you can get to from the dining room as well. Instead of dividing the areas by a storage wall, you might want to put a stunning two way fireplace as indicated. If there's a large informal party going on in the recreation room, your guests can go right down by the

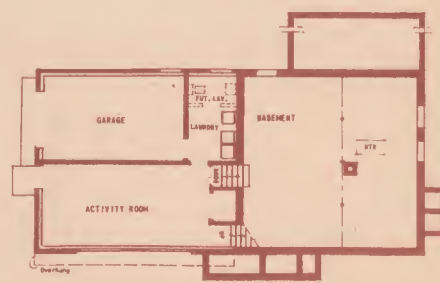
stairway just to the left of the front door. If one of the youngsters comes in after a school date and there are guests in the living room, he can go into the kitchen, raid the icebox and then go up the stairway to the bedroom level without disturbing the folks and their guests. This is truly good traffic circulation scaled to today living. Each of the bedrooms enjoys ventilation from wide windows and a family of 6 could be very comfortable here. The master bedroom at the back has corner windows and two huge closets in addition to its lavatory with stall shower and vanity. The main bathroom is conveniently placed just at the head of the stairs, and there is a powder room compartment for the front half to do double duty as a guest lavatory. On the lowest level, reached from the activity room, you have a full basement, while behind the garage is a laundry room, with future lavatory planned.



Overall Dimensions: 54 x 27'8".

Square Feet: 1,365.

Architect: Fenick A. Vogel.



LOWER LEVEL
Reduce Scale

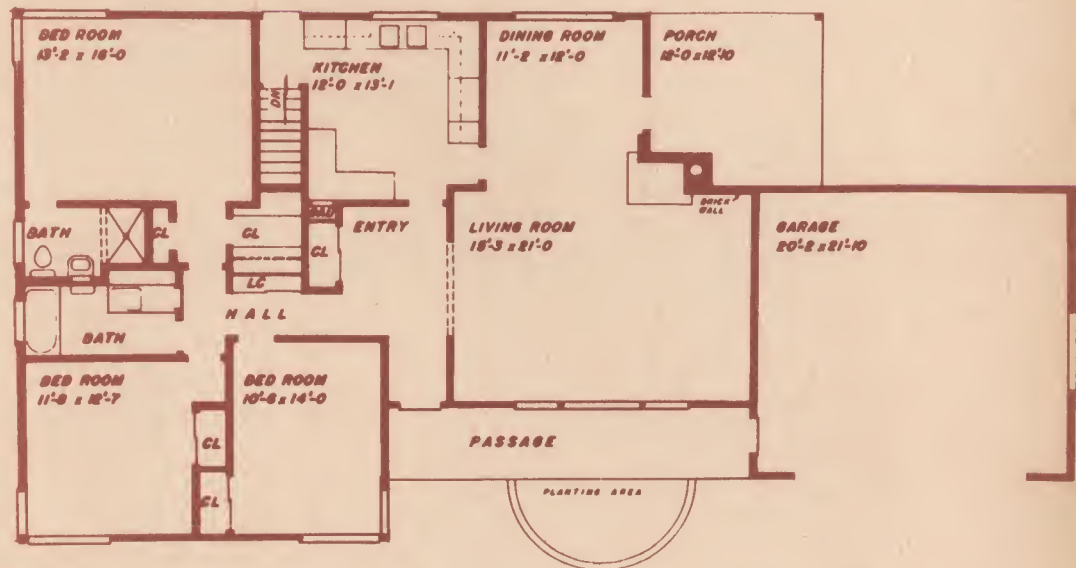
Hollywood House

PLAN NO. L-3432

This California ranch style house was designed for easy luxury living. Its low rambling lines and smooth, wide windows suggest the wonderful comfort it offers. Just imagine, there's a picture window in every room, and each of the three bedrooms has corner picture windows. There are two bathrooms, one with sliding-glass door stall shower belonging to the master chamber, and the other bath so convenient to the front hall for a guest lavatory. The sun-kissed kitchen, designed as a step-saver, has a special nook for informal meals. A fascinating corner hearth opens the fireplace to the dining and living rooms at the same time, truly a luxury feature found first

in the west and growing in popularity everywhere. The dramatic extension of the brick wall is another exciting feature of the unusual living room. With the porch beyond opening from the dining room, can't you see the outdoor barbecue in the chimney corner nook, for gala cook outs. The garage will take two cars and leave plenty of space for storage. When it rains, the generous roof overhang shields the gallery passage below to shelter you from front door to garage and back again. In fine weather, it's a shaded patio. Yes, choose this house for easy living, coast to coast, and find that it will star in any neighborhood for good taste and originality.

Overall Dimensions: 74' x 38',
including garage.
Square Feet: 1,615.
Architect: Alfred H. Ryder.



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Multi-Magic Split-Level

PLAN NO. L-4609

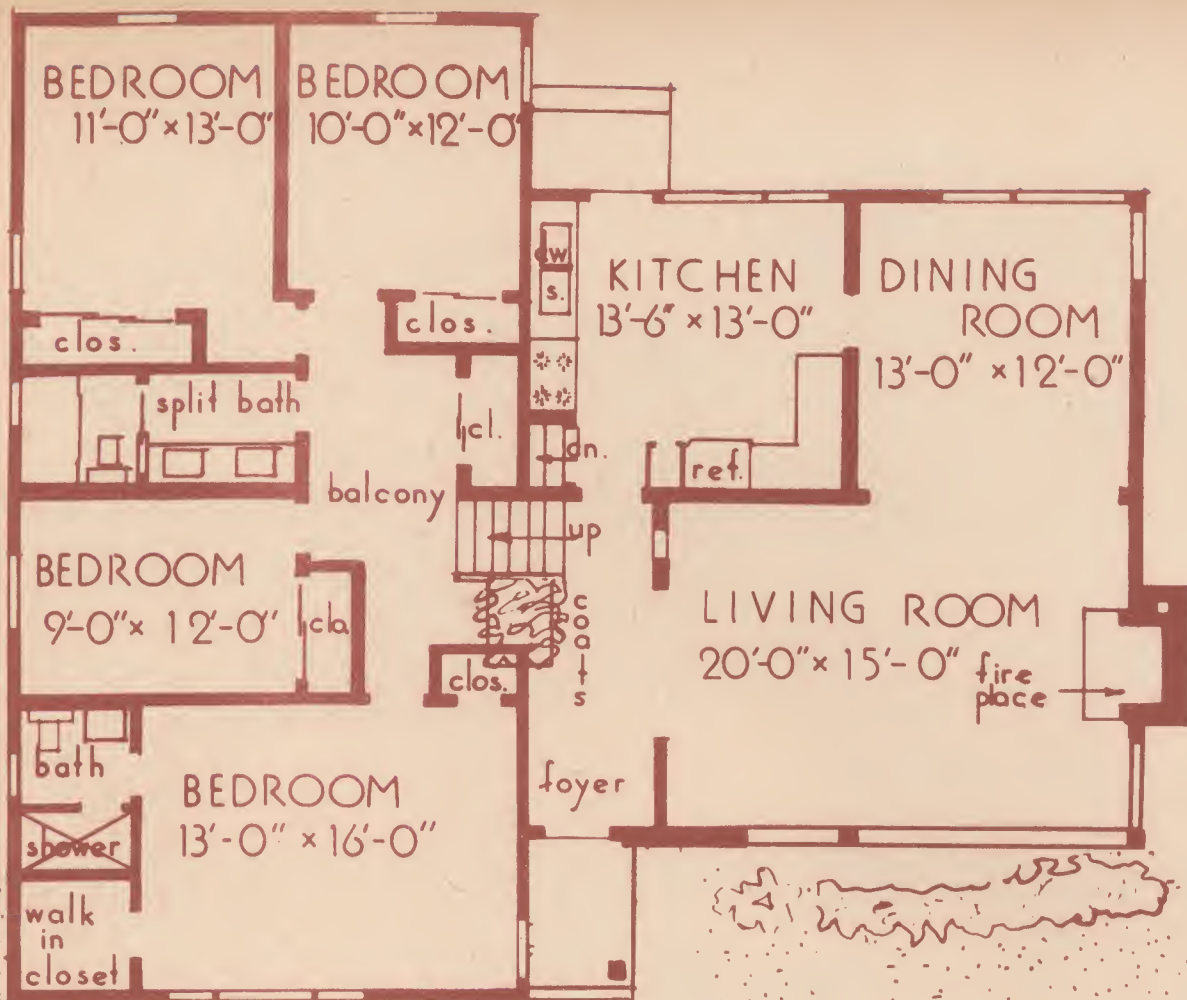
The family who need four bedrooms can have that extra room and in a perfect split-level plan at last. You might have guessed you'd find the home of your dreams in the definitely luxury class, but here is down-to-earth luxury you can afford. You'll agree that it's an architectural wonder, in less than 1,750 square feet, that plans such magnificent living indoors and out. The stunning roof-high entry porch shows off the exterior of brick and shingle to best advantage, with a slender column and welcome hanging lantern. Lovely decorator touches begin right inside the foyer, with planter posts shielding the living room, and the coat closet tucked in under the bank of greenery on the overhead balcony. Living area is sized for the family that loves spaciousness and the wide expanses of living and dining rooms are set off by dramatic picture windows and a noble fireplace. The kitchen takes the cake, with extra work space to make your chores easier, and bright view windows above the dinette corner. And it's just a step to back door, front door, bedrooms and cellar. An easy half flight up takes you to the bedrooms—four large rooms that offer sleeping comfort for your whole family and

make it easy to offer overnight hospitality to guests. With its private shower-lavatory, the master bedroom has three exposures, and a dressing room closet is an added delight. The family bathroom has been planned to do double service, adding a twin lavatory in the front half, with toilet and tub easily closed off by a disappearing door. The planter box offers a bright note, as well as pretty privacy for the bedroom balcony. But it's not just the living levels that win praise for this house. The lower levels mean a lot, too. Just down from the kitchen is the second living room—as lovely as it is spacious—the room that will give the younger members of the family their own entertaining area, offer comfortable play area to the children on rainy days, the all-around den that is such a bonus of multi-level planning. There's an extra feature in the vanity-lavatory here. Note the clever vertical posts that shield the recreation room for solid comfort, and the handsome windows at the side mean good ventilation. And to top it all off, sliding glass doors open to the sheltered terrace at the back for good living outdoors as well as all through this wonderful home.

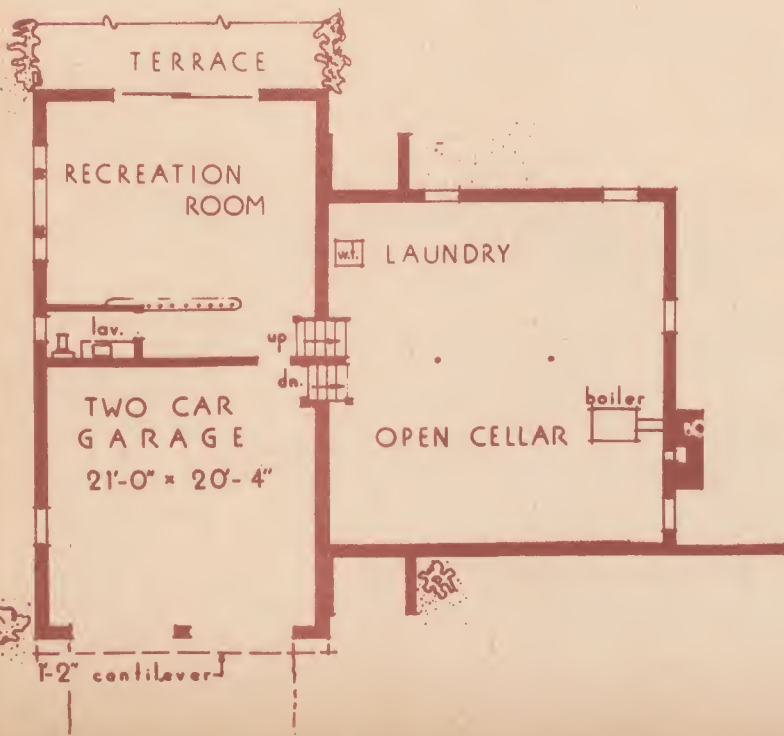
Overall Dimensions: 48' x 44'5".

Square Feet: 1,724.

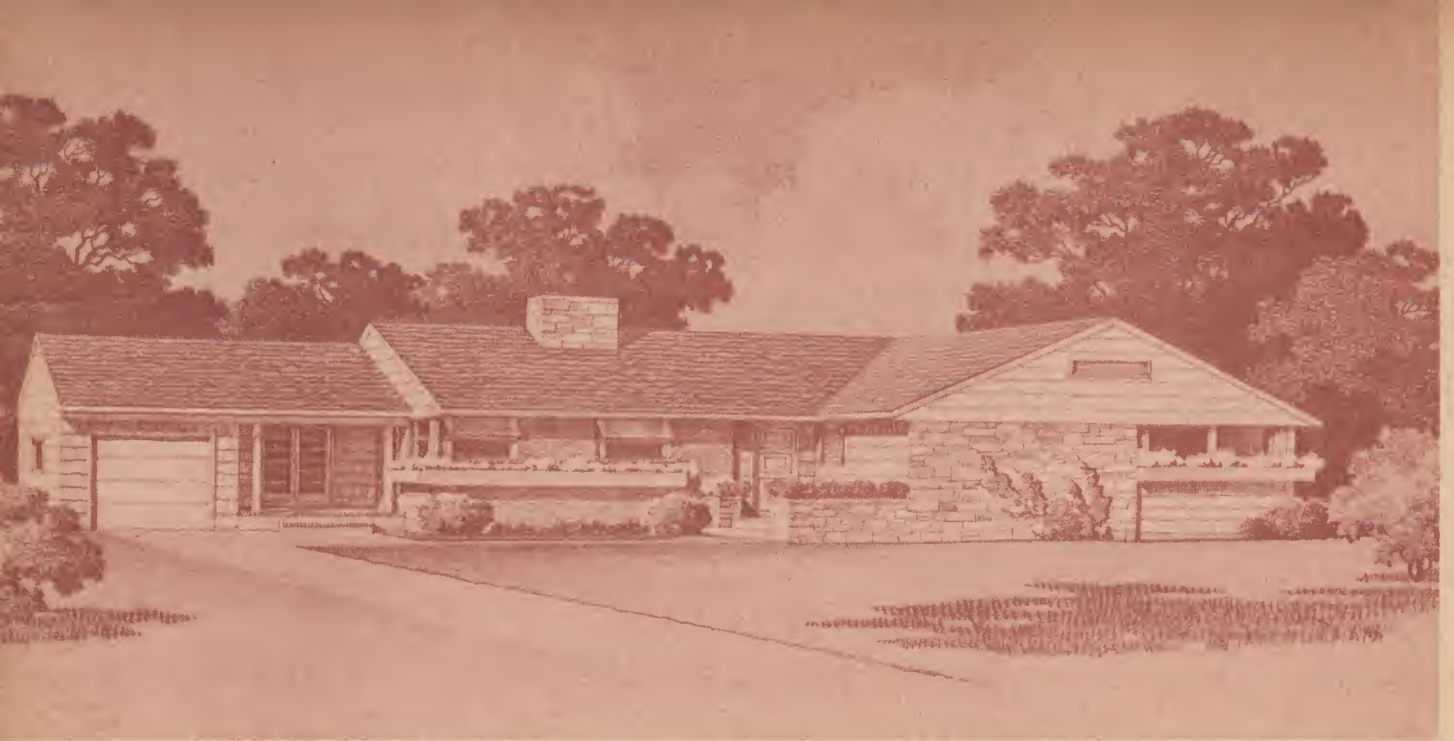
Architect: Herman H. York.



FIRST FLOOR LEVELS



LOWER LEVELS
Reduced Scale



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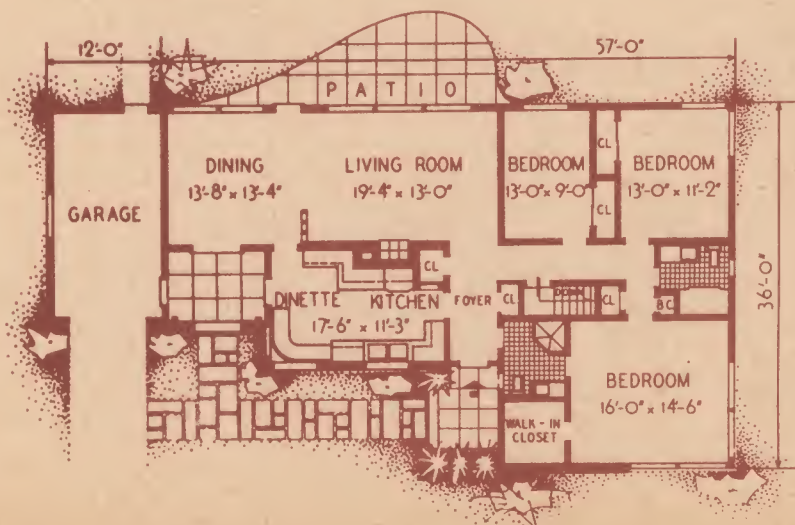
California Casual

PLAN NO. L-3356



A kitchen desk is a practical idea for the busy housewife.

Country club distinction highlights this handsome ranch house. The easy Western air of comfort is carried out in field-stone, shingle and siding with long, clean lines that make it a showpiece in any locality. The living and dining room combination with its breathtaking expanse of almost 33' of window wall, opens out, through French door, to a delightful patio. The kitchen features double sinks, wonderful ventilation, leisure-planned work space, and a built-in dinette area under corner windows. In the bedroom wing, the closets are super-storage centers and sliding doors are starred. The master suite has a walk-in closet, and large corner windows are set for maximum privacy and airy comfort. One tiled bathroom is convenient for the two back bedrooms, and the private master lavatory, with Hollywood stall shower, opens too, from the foyer for use as a powder room. Here is true ranch house charm for town or country.



Overall Dimensions: 57' x 36'.

Square Feet: 1,600.

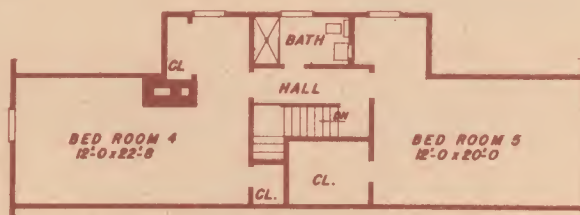
Architect: Alwin Cassens, Jr.

Expansion for the Future

PLAN NO. L-1706

As families grow larger, and as home needs turn more toward the spacious, comfortable dwelling, this plan means the perfect home for today and tomorrow. Although there is expansion space planned in the attic, there are three bedrooms for your family right now and each one is a room that stresses comfort and privacy. There is cross ventilation in the front bedrooms and they divide a full wall of sliding door closets between them. The bathroom is most convenient with a built-in linen storage closet and a generous vanitory next to it. The master bedroom is at the back, with two exposures and three windows and the stall-shower lavatory opens to the left. The walk-in closet makes for wonderful wardrobe storage. Two more bedrooms and another bathroom can be added in the future upstairs, and since there is center hall circulation, access by the stair shown is most convenient, right from the entry foyer as well as bedroom hall. The living room at the front enjoys the freedom from traffic that only a center hall can give. Its stunning picture window looks out on the porticoed terrace and front garden. Directly opposite is the stunning fireplace set in a full

brick wall, and through a graceful arch, the dining room can be glimpsed with its bow of windows at the back. Home-style comfort is stressed in the kitchen where highlights are wall oven and counter top range burners. An island counter separates the breakfast room, just about 100 square feet for family meals. The double garage opens to one side, or you could have the doors at the front with very little alteration on the job. Behind it, the porch, reached from the dining room, will provide an outdoor area for summer meals.

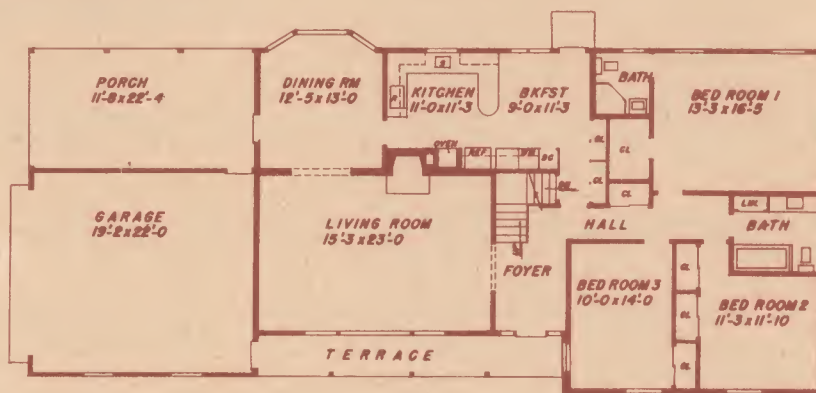


EXPANSION ATTIC

Overall Dimensions: 78'6" x 33'7".

Square Feet: 1,595 (1st floor).

Architect: Alfred H. Ryder.



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For the Country Club Set, COVER FEATURE

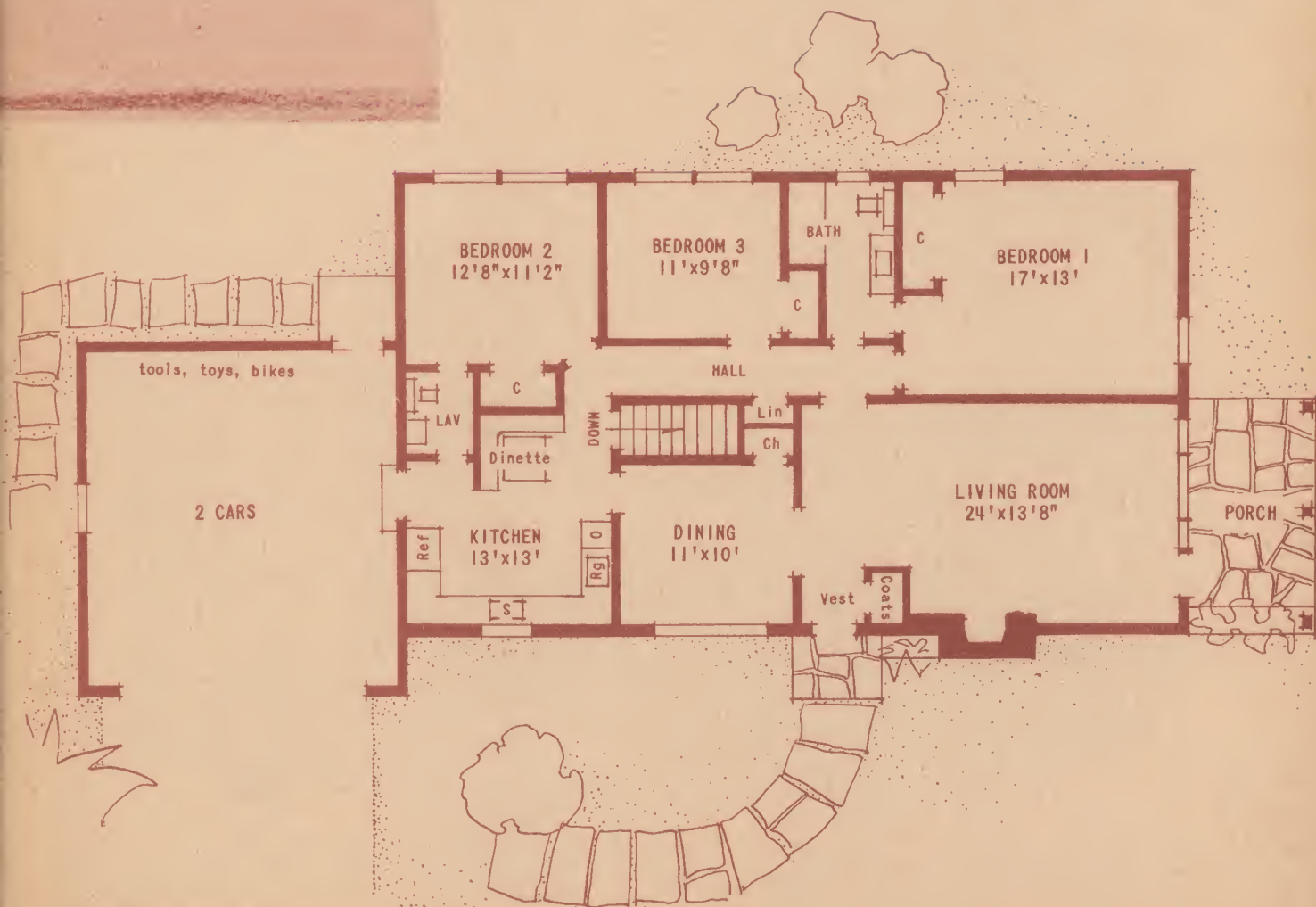
PLAN NO. L-1707

There's an indefinable air of distinction about this house. Perhaps it's in the lines of the exterior, long and low with attached double garage and side porch. The interior plan is made for distinctive living and entertaining. As you enter, a sheltering vestibule and guest closet set off the 24' living room. You can get to every area with minimum use of any room. The dining room to the left of the

entry has a magnificent picture window and will do double duty as a den in today's scheme of informal living. To the other side is the living room with its picture window to the side and with a handsome fireplace at the front and entry to the flagstone porch at the right, there is spacious charm inside and out. Kitchen at the front overlooks the walk and garden and there's an entrance from the garage. The U-shape for utilities, counters and cabinets makes the area seem even more spacious, and means step-saving working hours for Mother. Note the corner dinette and the lavatory that can be used from the bedroom as well as from service door. The bedrooms at the back are completely private. The master chamber has two airy exposures and a huge wardrobe closet. As an economy feature, there is a door into the bathroom adjacent, so that the family bathroom also serves as a private lavatory for the parents. Bedrooms 2 and 3 are both comfortably sized, with two windows apiece and large closets as well. This is a trim, compact home, carefully planned for economy and comfort, but individualized to the tastes of the American family in every building area.



Looking at the fireplace wall of the living room, for a glimpse of contemporary charm. The brick wall and shutters offer contrasts for true decorating elegance.



Overall Dimensions: 49'6" x 28'4".

Square Feet: 1,335.

Architect: Lester Cohen.



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Center Hall Expansion Home

PLAN NO. L-1708

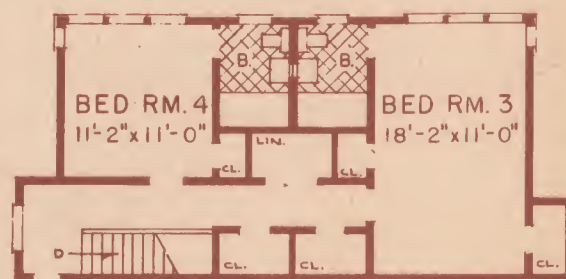
There is a distinction about this home that will make it welcome in any neighborhood. Perfect for a corner lot, with the garage attached at an unusual angle, it's a home that seems much larger than it is. The center hall plan is the feature that will be most admired inside, with a huge foyer at the front door leading the way to all areas without the necessity of going through any room at all. To the left is the kitchen, with wonderful space for work areas under corner windows, and a cozy dinette alcove corner. There's a service vestibule, too, that leads to the kitchen, utility room-laundry, service lavatory, or garage, for best circulation possible. You can get to the dining room right from the front foyer, too, a most unusual feature, and the gracious proportions of this room are en-

hanced by windows on three sides. To the right of the foyer is the living room, with its stunning fireplace at the front, flanked by windows and with a picture window at side and back, this room has three exposures, also. The flagstone porch adjoins and you can count on summer evening out of doors in sheltered privacy. Two bedrooms are at the back with an adjoining stall-shower bathroom available to both. There is also a guest lavatory right off the foyer. Two more large bedrooms are planned for future expansion, each with its own bathroom, and they are reached by the stairway just off the foyer, another good circulation bonus. Closets are spectacular—14 altogether, for super storage throughout in this superior expansion home.

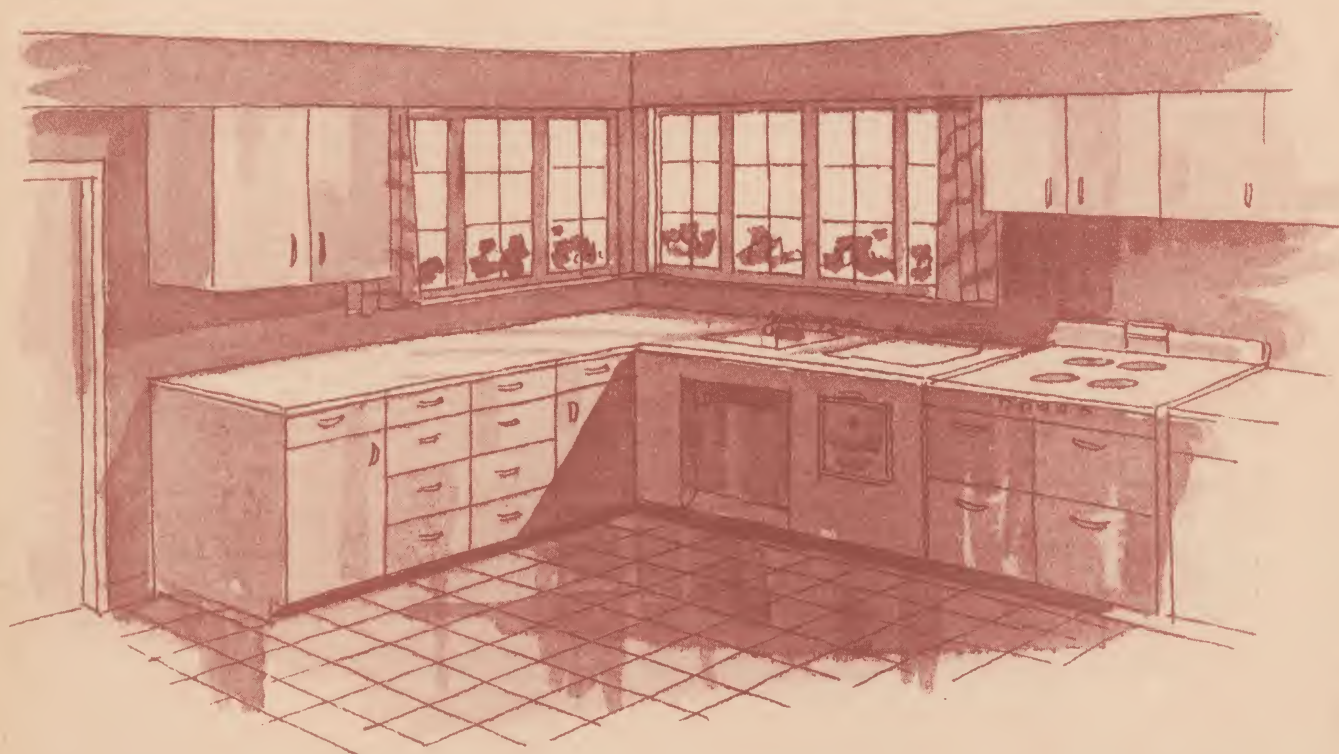
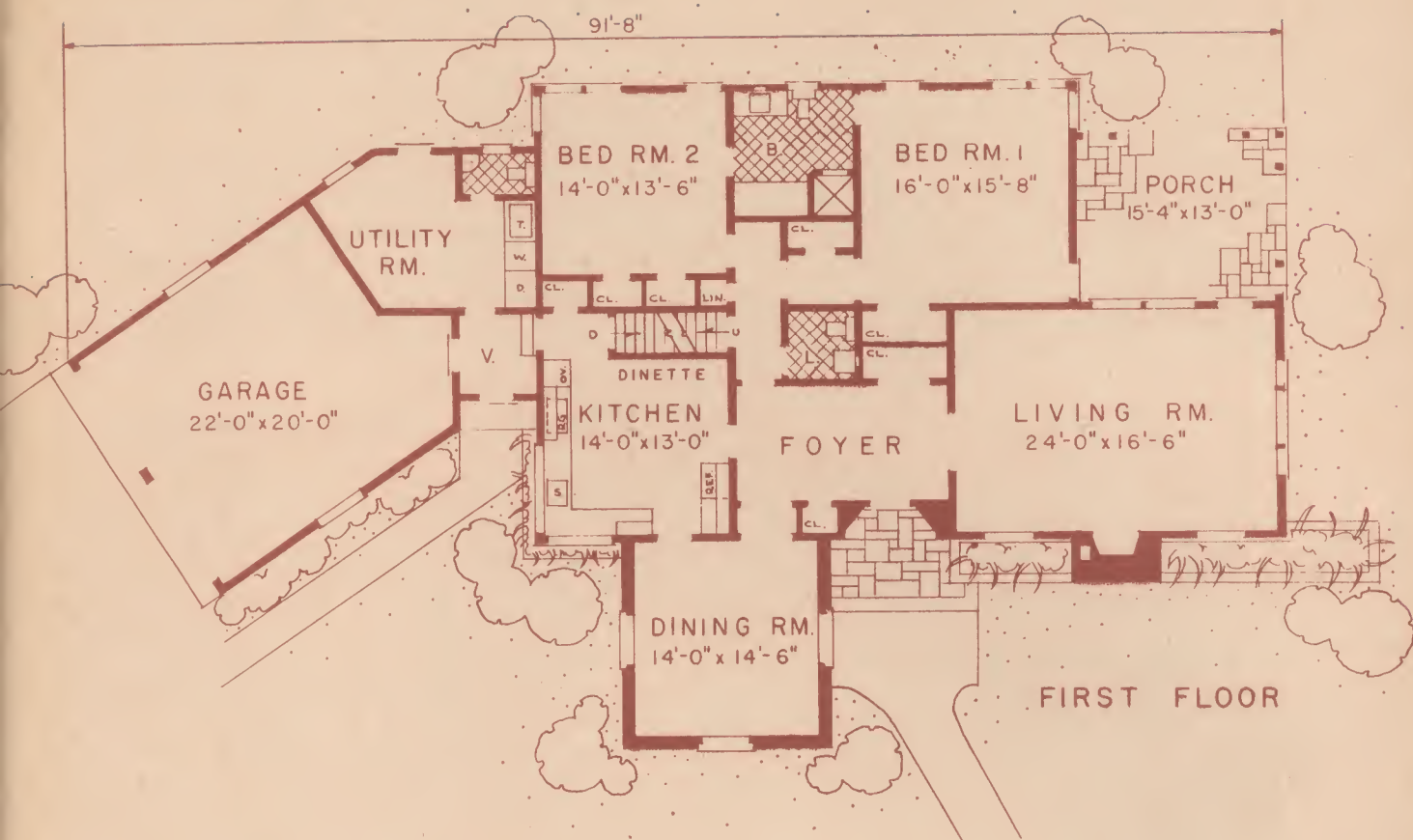
Overall Dimensions: 91'8" x 49', including garage.

Square Feet: 2,015 (1st floor).

Architect: Derick B. Kipp.



SECOND FLOOR



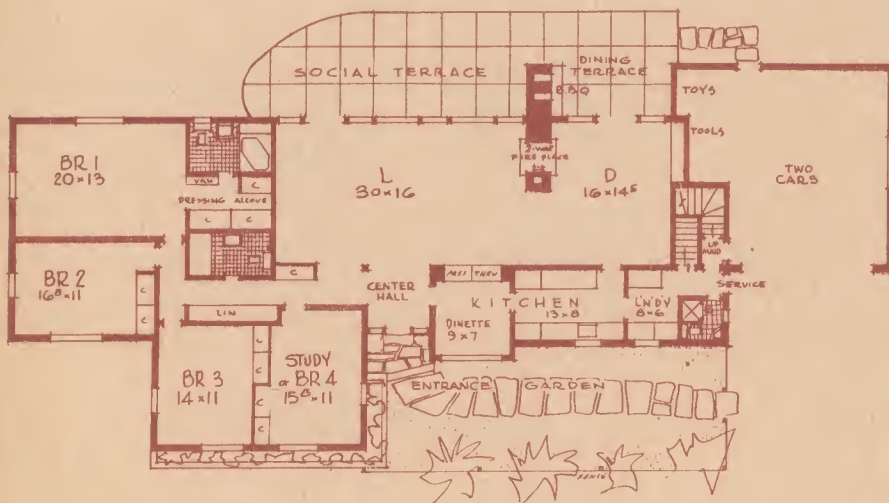
A view of the sunny kitchen windows and the wealth of counter space and cabinets in this bright homemaking center.

Four Bedrooms in Style

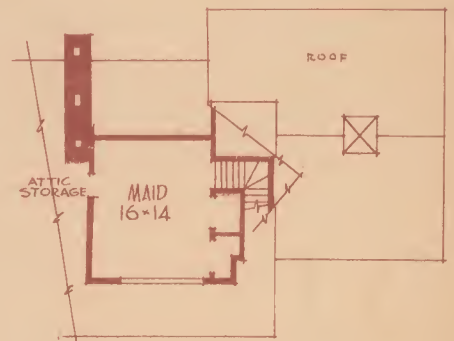
PLAN NO. L-1611

This is a plan that has everything and four of the best bedrooms ever seen. The master chamber is at the back for utmost privacy. Adjoining is the dressing room with a built-in vanity and three huge sliding-door closets. The master lavatory has the new angled tub as a special feature. Both the second and third bedrooms have two exposures and unusually excellent closets. The fourth bedroom is completely equipped as a full time chamber or can do double duty as study-guest room or family den. The formal living room is at the back, with a wall of glass to overlook the social terrace that curves around the rear of the house. Combined with the dining zone, there is a mag-

nificent sweep of almost 45', divided by the striking two way fireplace that dramatizes living and dining rooms. At the front, the dream kitchen takes the ache out of home-making. From the foyer you enter a full-sized family dining room for informal mealtimes and then walk on into the kitchen proper, where almost full space is given over to counters and cabinets. There's a laundry room with space for all the latest equipment, and a bathroom with a stall shower just off the service entry. Stairs to the basement can be reached here, as well as the steps up to the maid's room or den planned above for more space and luxury extras in addition.



Overall Dimensions: 106' x 44',
including garage.
Square feet: 2,400.
Architect: Lester Cohen.



ATTIC PLAN Reduced Scale

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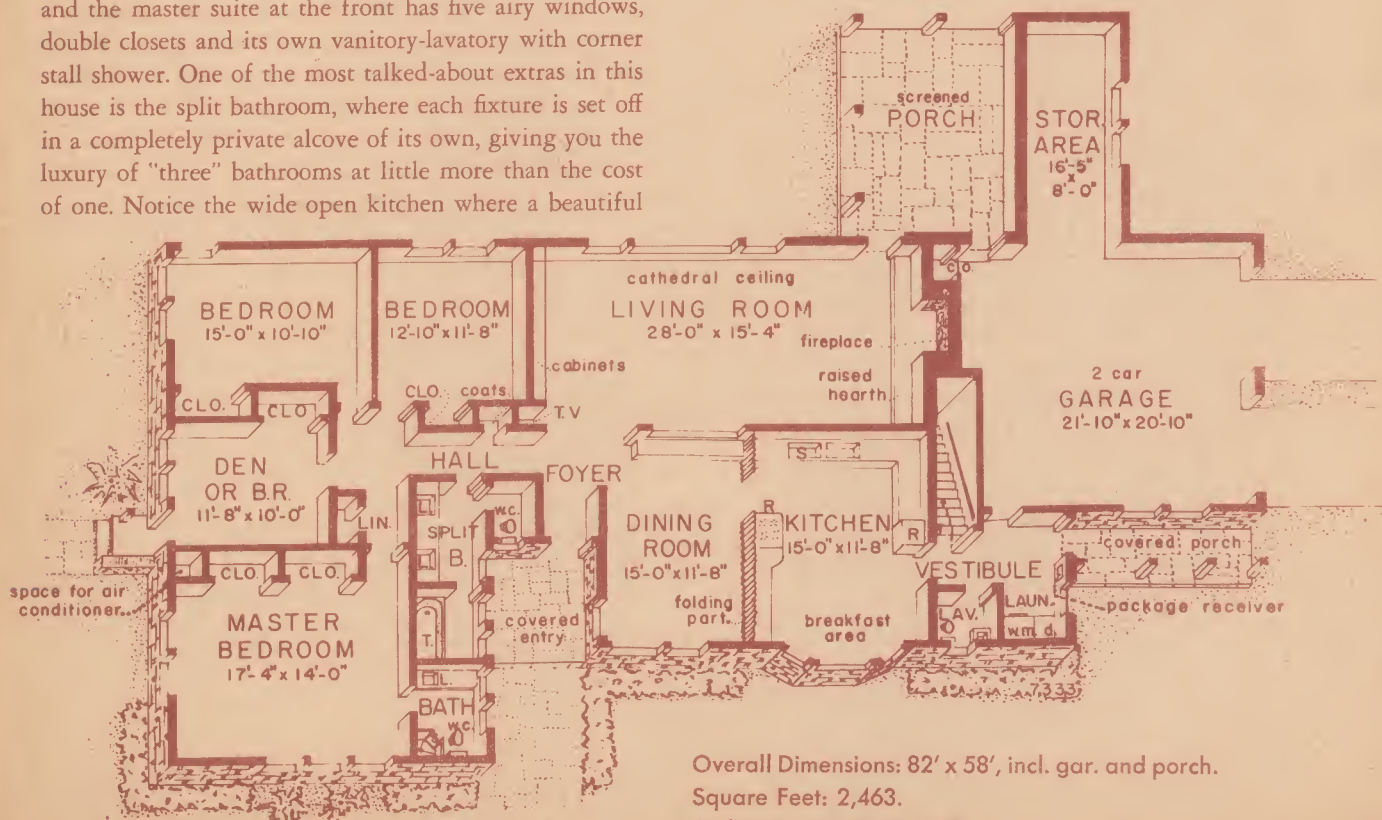
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Air Conditioned Ranch House

PLAN NO. L-1518

A lifetime of living luxury is yours in this stunning ranch house that considers your own family in its marvelous plan. It's a home that would be welcome in the North and East, and with the thoughtful provision for air-conditioned bedrooms, it provides true adaptability for the warmest area of Texas or California. It's adaptable to extra living, too, since you can count on three or four bedrooms with the den in the sleeping wing doing whatever duty you require. Note the convenience of an outdoor entry for this room that makes it accessible to the side or rear garden, and it's got two big windows and an enormous closet so that it turns into a perfect guest room or fourth bedroom with no effort. Each of the other bedrooms features solid comfort and spacious size, and the master suite at the front has five airy windows, double closets and its own vanity-lavatory with corner stall shower. One of the most talked-about extras in this house is the split bathroom, where each fixture is set off in a completely private alcove of its own, giving you the luxury of "three" bathrooms at little more than the cost of one. Notice the wide open kitchen where a beautiful

bay at the front is set aside for a breakfast room and where there is a superabundance of work space. A full, floor-to-ceiling folding partition can be drawn across to shut off the kitchen from the dining room. Built-ins such as a whole wall of cabinets and a TV alcove add a touch of luxury to the living room, and on the wall opposite a magnificent fireplace above a raised hearth is a focal point of decorator distinction. Huge picture windows rise to the angled ceiling. The area off the kitchen is complete in every detail from the tremendous storage area and extra closet off the double garage, to the covered walk leading into laundry, lavatory, cellar stairs and garage, with a neat little plus in the package receiver for deliveries.





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That Air of Distinction

PLAN NO. L-4315

Walk right in to the wonderful home of your dreams, straight through the welcoming foyer to any one of these cheery rooms. To your right, down graceful steps, is the magnificent living room, where a picture window bow and a handsome fireplace set the stage for warm hospitality. Up again at the back you'll be in the dining room for family or formal mealtimes. The kitchen is designed for homemaking ease and beyond its island counter, the breakfast room is filled with sunny charm. Note the large pantry closet opening here. Cove lighting is a feature in the den and built-in shelves accommodate television as well as books and records. The closet right outside the door makes this room perfect for a guest bedroom. The flagstone terrace that can be reached from the den becomes a perfect outdoor room in pleasant weather and

you'll find that it's easy to have all summer meals out here in cool comfort. A two-car garage is under the master bedroom level at the back—a detail in smart planning that preserves the stunning front lines of the house. The master bedroom is complete and private a half flight up at the back, with its walk-in closet, full bath (and stall shower), and even its own linen closet. You'll have a bonus of two exposures in each of the two bedrooms at the front and a multitude of closets, and on the same level, a full bath and additional powder room. On the floor above, you'll be able to finish two more large bedrooms, with another bathroom and three more large closets. This is a special boon to the large family who want as comfortable a home as possible. For unusual expansion possibilities, here's a logical luxury home.

Overall Dimensions: 84' x 45', garage under at back.

Square Feet: 2,500 (1st floor).

Architect: Leo Stillman.



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Luxury-Loving Rambler

PLAN NO. L-52510

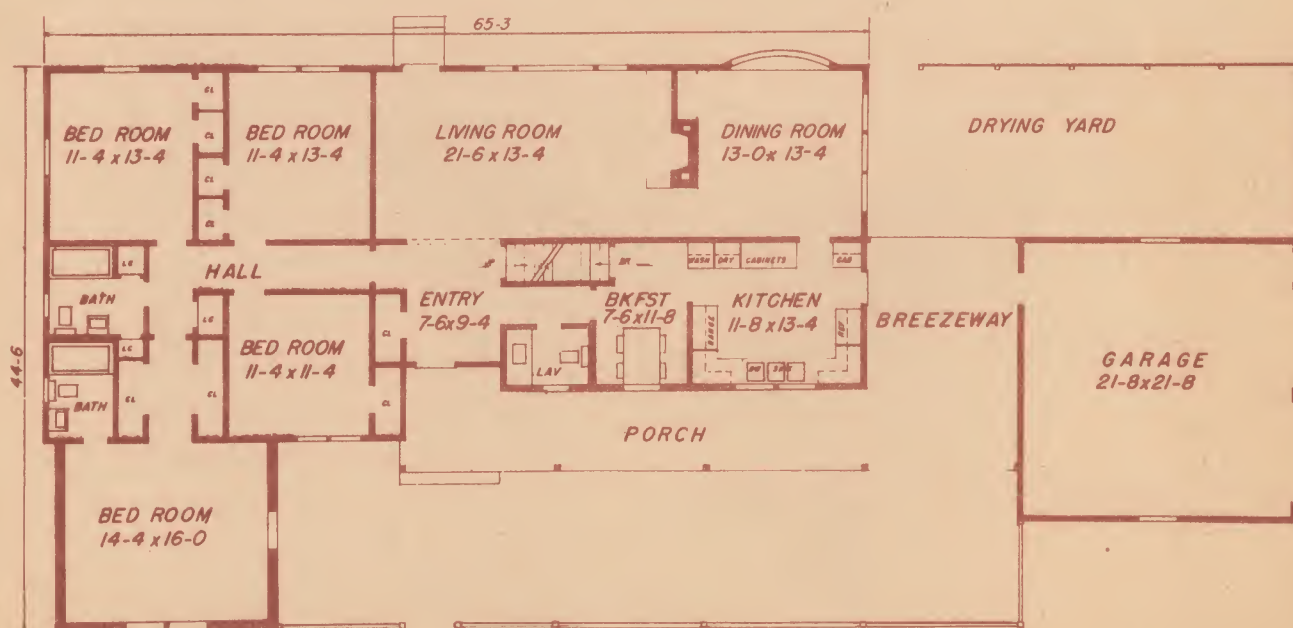
Frankly designed for a large family, this ranch house is tops in luxury. Four unusual master bedrooms are complete in a wing of their own. The front bedroom has a private bath and dressing room. A picture window highlights the living room, and there's a beautiful bow for the dining room window. Super planning provides every convenience in the large front kitchen, and step-saving efficiency as well, and there's a complete break-

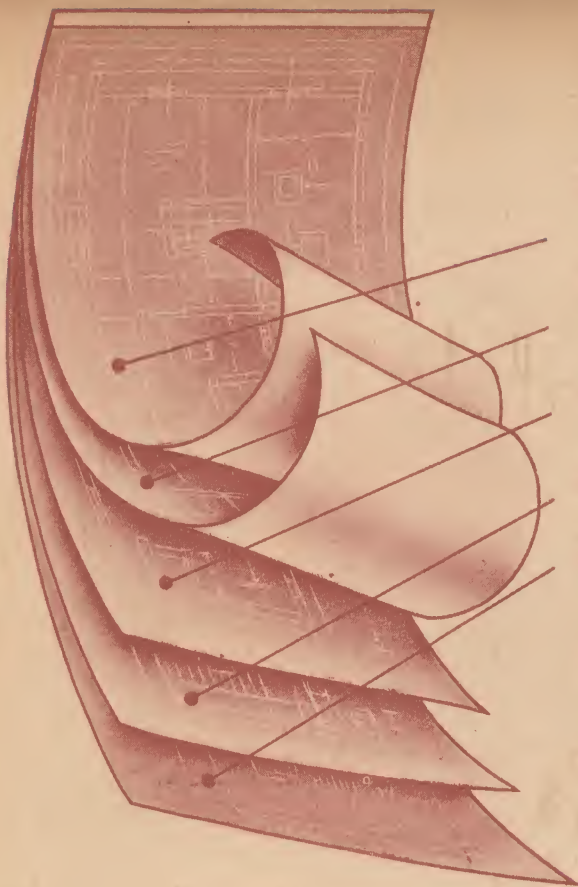
fast room, too. A perfect guest lavatory is just off the entry hall, and offers back-door clean-ups. Attic space will make a maid's room and bath possible and practical some day.

Overall Dimensions: 65'3" x 44'6",
excluding breezeway and garage.

Square Feet: 2,054.

Architect: Herbert C. Struppmann.





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POPULAR RAMBLER

—PLUS

PLAN NO. J-1581

Overall Dimensions:

50' x 25'10", excluding garage.

Square Feet: 1,115.

Architect: Herbert C. Struppmann.

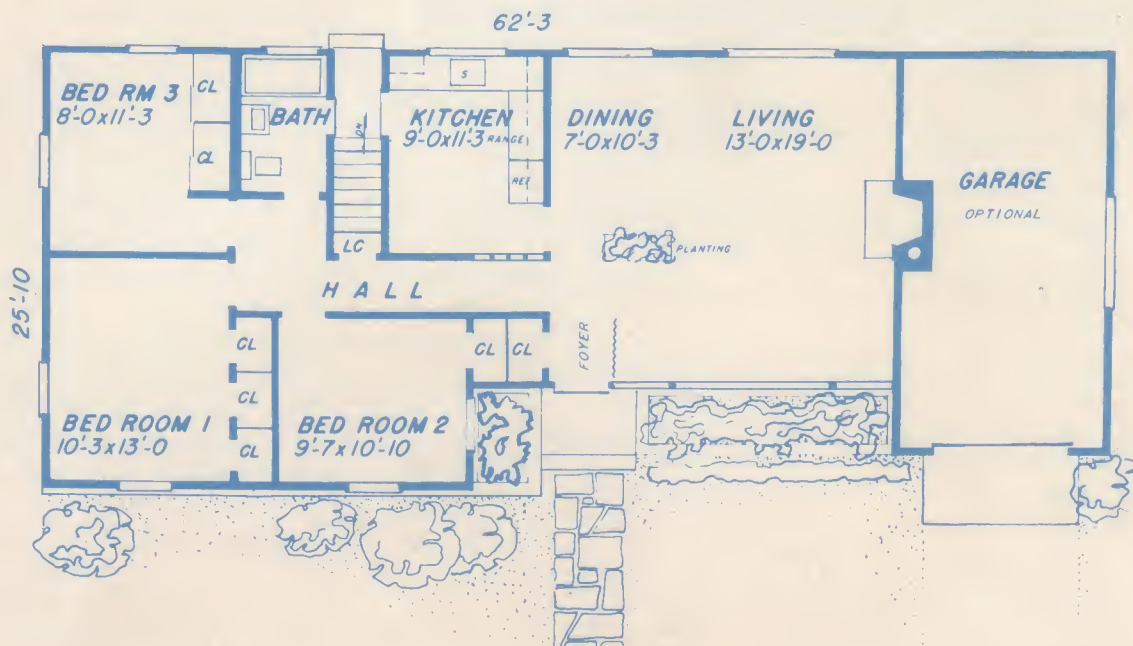
ALL THE MOST WONDERFUL FEATURES of real, ranch house living are made part of this plan, and best of all, it's scaled to suit the family that has lots more taste to put into a house than money. Take special note of the minimum amount of precious space wasted on halls. Your contractor will tell you that this means real economy. This permits you to turn over almost 400 square

feet to living and dining area, but so well planned that it's just a few steps in from the front door to reach the bedroom hall—no need to track up carpets. The door into the kitchen is accessible, too, without more than a few steps from the front door, and there's the extra convenience of the back entry that opens into a miniature vestibule leading down to the cellar. A particularly convenient addition at a pin money price is the extra door into the bathroom from the service entry. Every room shows evidence of thoughtful planning. There are two exposures in each of the three bedrooms to insure sleeping comfort for your family. There's a good-sized closet in bedroom 2, three large closets in the master bedroom,

and two double, sliding-door closets in the third bedroom. The kitchen takes efficiency and step-saving into account in its arrangement of work areas and appliances, and there is a comfortable corner set aside for a breakfast nook built-in. The dining area is well planned to give the feeling of a full room, with a decorative planter box to shield it from the front door, and a view picture window that overlooks the back garden. A smart, louvered screen can act as a room divider, or drapes on a ceiling track can be used. Almost a full wall's width of ranch windows are at the front to afford lovely views and comfortable through ventilation with the picture window at the back. The handsome stone fireplace on the far wall offers warm hospitality and will serve as a decorating keynote for the entire area. Don't miss the potential basement den-recreation room that just about plans itself in the area under the bedroom wing. There are plenty of windows, lots of good, clear floor space, and it's completely separated from the heater and laundry areas. For the exterior, trim, ranch lines are enhanced by the use of vertical siding with striking contrast in fieldstone trim and planter boxes. The attached garage gives the feeling of greater width and the red brick chimney offers color contrast. This is a home that will find a community welcome.

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